

# City of Valdez HQ Fire Station

## Programming and Site Evaluations



BETTISWORTH<sup>NORTH</sup>

T C A  
architecture • planning

Draft Report  
March 28, 2018

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## PROCESS



### Participants

This planning effort is based on the work of the following people representing the City of Valdez and the Bettisworth North Architects and Planners & TCA Architecture + Planning consultant team.

#### City of Valdez

- + Tracy Raynor,  
City of Valdez Fire Chief
- + Nathan Duval,  
City of Valdez Capital  
Facilities Director
- + Scott Benda,  
City of Valdez Assistant  
Building Inspector

#### Consultant Team

- + Roy Rountree,  
BNAP- Anchorage Alaska
- + Brian Harris,  
TCA- Seattle, WA

## Objectives & Process

The study's purpose is to define the operational space needs for a new City of Valdez Headquarters Fire Station, provide conceptual site planning studies for (4) shortlisted sites recommending a preferred site, and identify order of magnitude budget estimates for the development of each of the four shortlisted sites.

To support this study, numerous site locations for the replacement fire station were identified by the City of Valdez based on prior work performed by Arcadis. From this information, the City narrowed down the sites to (4) preferred locations which were evaluated as part of this study. Using the identified sites, Bettisworth North Architects and Planners (BNAP), and TCA Architecture + Planning (TCA), fire station design specialists, performed alternative test-to-fit studies based on the development of projected space needs. Site engineering and technical studies such as: Geotechnical Engineering, Site Surveying, Phase 1 Environmental Studies, etc. are not part of this scope. For the order of magnitude estimates, identified space needs, available site information, best practices relative to current and projected fire station operational and safety requirements, technology systems, quality goals, and recently designed and constructed facilities in the region were used to develop facility and site development costs. The space needs identified in the study provide for a resilient facility which is operationally sound, durable, low maintenance, energy efficient, sustainable, and can accommodate growth and change over the next 30+ years.

## Timeline

At the onset of the project, a project execution approach was developed and approved. The following identifies milestone tasks which occurred during the study process:

- + **February 13-14, 2018** - BNAP and TCA traveled to Valdez for a two-day fact-finding effort meeting with City and Fire Department staff, touring the existing facilities, and understanding the current operations and supported equipment. A preliminary program was discussed and candidate project sites were reviewed to get a better understanding of the site constraints. Following the site visit, the facility program was refined and the program space needs were used to generate concept test-to-fit options for suitability on (4) potential project sites.
- + **March 07, 2018** - Our team led a call in meeting to review the updated program, planning concepts, and site test-to-fit studies for each location.
- + **March 22, 2018** - Our team led a call in meeting to review the updated site test-to-fit studies for each location and refined the preferred options.
- + **March 29, 2018** - Draft Report Submission
- + **April 3, 2018** - Draft Report Presentation

## EXECUTIVE SUMMARY

### Primary Influences on Operational Needs of Fire Stations

After a review and analysis of the identified project deficiencies identified by the City, our team found that many industry wide standards and codes are not being met within the current station due to its age, size, and configuration. Not meeting these standards increases risks to not only personnel but also to personal protective equipment, apparatus, and community safety.

The key drivers to this space needs assessment was compliance with regulatory requirements, having the ability to support the operational needs of a modern fire station in an uncompromised, permanent way, and strategically locating the stations in their target response areas. While cost is always a key consideration, it was not a driving factor in the development of space needs. Station sizing has been based on operational needs as influenced by call demand, staffing, regulatory compliance, national standards, and trends in the fire service.

#### Regulatory Compliance

- + NFPA 1581- Infection Control
- + NFPA 1851- Care of Fire Fighting Equipment
- + NFPA 403- Standard for AFF Services
- + NFPA 1500- Occupational Safety
- + OSHA- 1910- Construction & Maintenance
- + International Codes- Essential Facility
- + Americans with Disabilities Act

#### Standards / Trends

- + Decontamination and Cleaning
- + Support of Specialized Equipment & Technology
- + Cross-contamination Reduction
- + Response Efficiency
- + Fire Suppression
- + Gender Neutrality
- + Durable, Low Maintenance
- + Sustainability & Energy Usage





### Space Deficiencies

The current apparatus bay configuration does not allow adequate space for personnel to efficiently and safely navigate around the emergency apparatus.

## Fire Station Operational Space Needs Summary

In the space needs study process, the following primary components have been identified and sized to meet the programmatic needs to support operations for the foreseeable future.

Area Summary		
Number	Area	Net SF
1.000	Public Area	1,062
2.000	Admin / Crew Office Area	2,639
3.000	Crew Living Area	4,261
4.000	Apparatus Area	8,977
5.000	Systems	2,867
6.000	Other	-
	Subtotal NSF	19,806
	Grossing Factor	25%
	<b>Total Gross SF</b>	<b>24,758</b>

*\*The fire station project includes a pre-manufactured training tower in the rear drill area.*

## Fire Station Site Evaluations and Test-to-Fit Studies

The following primary considerations were discussed and considered when analyzing the site location options and in the development of the site test-to-fit studies.

- + Strategically Located Relative to their Target Response Areas
- + Neighborhood Related Issues
- + Landuse / Code Issues
- + Property Issues
- + Program Issues
- + Site Vulnerability
- + Construction Issues
- + Financial Issues

The chart on the following page shows the evaluation of these considerations for each site.

## Alternative Site Ranking

	Site A	Site C	Site K	Site M
<b>Criteria</b>				
<b>Response</b>				
Delivery of service- long term (20 yr. Planning Horizon)	5	10	5	5
Location relative to target response area	5	10	5	1
Location relative to Increased growth	10	10	10	10
Location relative to liquefaction areas- response related	10	10	5	1
Street configuration/Accessibility- response related	10	10	5	5

<b>Neighborhood Issues</b>				
Noise	10	5	5	10
Traffic	10	10	10	5
Public safety-stewards	5	10	5	5

<b>Landuse/Code Issues</b>				
Zoning	10	5	10	10
Height limit	10	10	10	10
Property assemblage required	10	10	10	10

<b>Property Issues</b>				
Dimensions	5	10	5	5
Size	5	10	10	10
Street Frontage	5	10	10	10
Topography	10	10	5	10

<b>Program Issues</b>				
Dimensions	10	10	5	10
Accommodates building program	10	10	10	10
Accommodates training area program	5	10	5	10
Training area security	10	5	5	10
Site circulation and response	10	10	5	5
Supports snow storage	10	5	5	10

<b>Site Vulnerability</b>				
Avalanche hazard	10	10	5	1
Tsunami inundation hazard	10	10	1	1
Utility Access	10	10	10	5
Liquefaction - vertical/horizontal soil displacement	10	10	5	1
Differential Settlement	10	10	5	5
Location relative to man-made hazardous areas	10	10	10	10
Potential for rising ground water	10	10	10	1

<b>Construction Issues</b>				
Demolition requirements	10	10	10	10
Environmental remediation requirements	10	10	10	10

<b>Financial Issues</b>				
Development cost	10	10	5	1
Increased insurance costs or uninsurable	10	10	5	1
Site acquisition costs	10	10	10	10

<b>Total Score</b>	295	310	231	218
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### Key

Meets targeted planning objective	10
Generally meets targeted planning objective	5
Does not meet planning objective, significant problem	1

## Evaluation Approach

The site evaluation strategy began with the development of site ranking criteria based on national standards relative to fire station placement, local circumstances, and our team's expertise in fire station planning. This criterion identifies information which should be considered to meet the response and operational requirements for a new fire station location and its function as an essential facility.

## Findings

From the site-specific test-to-fit “concept site layout diagrams” prepared by the consultant team, each of the four alternative sites were ranked relative to meeting or not meeting such criteria based on a green, yellow, red rating system.

 - Meets targeted planning objective

 - Generally meets targeted planning objective

 - Does not meet planning objective, and may be a significant problem

### *Site- C- (Highest ranking site)*

The factors which make this a preferred site location can be distilled down to a few primary factors. Since this is an essential facility, ensuring the site is not vulnerable to natural events is critical. The site can additionally accommodate the overall program, is central to the overall target response area, and brings fire service presence to the downtown core. Snow management will need to be reviewed in more detail and the limitations of DOT street access at this location is a consideration but should be manageable.

### *Site- A- (Second highest ranking site)*

The primary factors which make this a high-ranking site location are very similar to site C in several aspects. Since this is an essential facility, ensuring the site is not vulnerable to hazardous natural events is critical. This facility should have the ability to remain operational after any significant event. While the site can also accommodate the overall program, the topography of the hillside moderately impacts the site. This site is not as optimal relative to the target response area compared to site C, however, the coverage area is not significantly impacted. One of the greatest draw backs to site A is that the station is a bit more tucked away from the downtown core and its presence will not have any significant impact of the revitalization that a new public building brings to an area. This location is somewhat disconnected from downtown activity and the potential of drawing volunteers to the Department would potentially be more limited.

#### ***Site- K- (Middle ranking site)***

The primary factors which make this site less desirable than sites C and A include its location in the tsunami inundation area, the decentralized volunteer response, and use compatibility adjacent to the hospital and future planning goals identified for this location.

#### ***Site- M- (Lowest ranking site)***

The primary factors which make this the lowest ranking site are not only site vulnerabilities, which we consider a fatal flaw, but also due to site development costs, soil issues, and water mitigation. Additionally, this location requires volunteers to drive away from the service area to the station then back to the target response area, which adds critical time to a response if they can't get to the station in a major natural disaster.

#### **Conclusion**

While none of the four identified sites for study meet all the conditions optimally set for evaluation, sites C and A rank the highest and sites K and M both have fatal flaws relative to the most recently mapped tsunami inundation zone and potential avalanche area at site M.

## Fire Station Budget Summary

Concept Site Cost Summary				
Site Name	Construction Cost	Cost/SF	Project Cost	Remarks
Site A	\$16,795,160	\$647	\$23,286,221	Nothing unusual noted
Site C	\$16,545,061	\$637	\$23,175,184	Replatting and moving ice rink
Site K	\$17,374,486	\$669	\$24,395,049	More land is available on this site
Site M	\$18,569,148	\$715	\$25,717,634	Foundations increase cost, replatting required

### Concept Site A

Development Area	170,000	GSF			
Element	Quantity	Rate	Cost	Unit	Remarks
Site Waste Overburden	3.90	\$6,105.00	\$23,826	ACRE	
Site Waste	62,900	\$7.88	\$495,366	CY	Assume 10 foot excavation, geotech confirm
Site Filling	62,900	\$28.69	\$1,804,821	CY	Assume 10 foot excavation, geotech confirm
2 in Leveling course under paving	114,042	\$0.66	\$75,682	SF	
Asphalt paving	114,042	\$5.92	\$675,340	SF	
Landscaping, average trees, shrubs, lawn	30,000	\$3.66	\$109,890	SF	Average, allowance
New building construction cost	24,758	\$446.19	\$11,046,773	SF	Based on similar buildings
Tower construction cost	1	\$1,000,000	\$1,000,000	EA	Based on average list price
Tower foundation cost	1,200	\$31	\$36,630	SF	
Subtotal			\$15,268,327		
Estimating Contingency		10%	\$1,526,833		
Subtotal			\$16,795,160		
Cost per Gross Square Foot of Bldg			\$647		
Project Cost Factor		38%	\$6,382,161		
Site Purchase Cost			\$108,900		From Arcadis Criterial Matrix, 01/06/18
Project Total			\$23,286,221		

### Concept Site C

Development Area	143,500	GSF			
Element	Quantity	Rate	Cost	Unit	Remarks
Site Waste Overburden	3.29	\$6,105.00	\$20,112	ACRE	
Site Waste	53,095	\$7.88	\$418,147	CY	Assume 10 foot excavation, geotech confirm
Site Filling	53,095	\$28.69	\$1,523,481	CY	Assume 10 foot excavation, geotech confirm
2 in Leveling course under paving	87,542	\$0.66	\$58,096	SF	
Asphalt paving	87,542	\$5.92	\$518,411	SF	
Landscaping, average trees, shrubs, lawn	30,000	\$3.66	\$109,890	SF	Average, allowance
New building construction cost	24,758	\$446.19	\$11,046,773	SF	Based on similar buildings
Tower construction cost	1	\$1,000,000	\$1,000,000	EA	Based on average list price
Tower foundation cost	1,200	\$31	\$36,630	SF	
Relocated Ice Rink	7,778	varies	\$309,425		Rough estimate, including lighting, no roof
Subtotal			\$15,040,965		
Estimating Contingency		10%	\$1,504,096		
Subtotal			\$16,545,061		
Cost per Gross Square Foot of Bldg			\$637		
Project Cost Factor		38%	\$6,287,123		
Site Purchase Cost			\$343,000		From Arcadis Criterial Matrix, 01/06/18
Project Total			\$23,175,184		

## Concept Site K

<b>Development Area</b>	196,000	GSF			
<b>Element</b>	<b>Quantity</b>	<b>Rate</b>	<b>Cost</b>	<b>Unit</b>	<b>Remarks</b>
Site Waste Overburden	4.50	\$6,105.00	\$27,470	ACRE	
Site Waste	72,520	\$7.88	\$571,128	CY	Assume 10 foot excavation, geotech confirm
Site Filling	72,520	\$28.69	\$2,080,853	CY	Assume 10 foot excavation, geotech confirm
2 in Leveling course under paving	140,042	\$0.66	\$92,937	SF	More paving is possible on this site
Asphalt paving	140,042	\$5.92	\$829,308	SF	More paving is possible on this site
Landscaping, average trees, shrubs, lawn	30,000	\$3.66	\$109,890	SF	Average, allowance
New building construction cost	24,758	\$446.19	\$11,046,773	SF	Based on similar buildings
Tower construction cost	1	\$1,000,000	\$1,000,000	EA	Based on average list price
Tower foundation cost	1,200	\$31	\$36,630	SF	
Subtotal			\$15,794,987		
Estimating Contingency		10%	\$1,579,499		
<b>Subtotal</b>			<b>\$17,374,486</b>		
<b>Cost per Gross Square Foot of Bldg</b>			<b>\$669</b>		
Project Cost Factor		38%	\$6,602,305		
Site Purchase Cost			\$418,258		From Arcadis Criterial Matrix, 01/06/18
<b>Project Total</b>			<b>\$24,395,049</b>		

## Concept Site M

<b>Development Area</b>	181,600	GSF			
<b>Element</b>	<b>Quantity</b>	<b>Rate</b>	<b>Cost</b>	<b>Unit</b>	<b>Remarks</b>
Site Waste Overburden	4.17	\$6,105.00	\$25,452	ACRE	
Site Waste	80,711	\$7.88	\$635,636	CY	Assume 12 foot excavation, geotech confirm
Site Filling	80,711	\$28.69	\$2,315,884	CY	Assume 12 foot excavation, geotech confirm
2 in Leveling course under paving	125,642	\$0.66	\$83,381	SF	More paving is possible on this site
Asphalt paving	125,642	\$5.92	\$744,033	SF	More paving is possible on this site
Landscaping, average trees, shrubs, lawn	30,000	\$3.66	\$109,890	SF	Average, allowance
Steel Piling Foundation System	24,758	\$35.68	\$883,365	SF	Based on similar buildings in KTN
New building construction cost	24,758	\$446.19	\$11,046,773	SF	Based on similar buildings
Tower construction cost	1	\$1,000,000	\$1,000,000	EA	Based on average list price
Tower foundation cost	1,200	\$31	\$36,630	SF	
Subtotal			\$16,881,044		
Estimating Contingency		10%	\$1,688,104		
<b>Subtotal</b>			<b>\$18,569,148</b>		
<b>Cost per Gross Square Foot of Bldg</b>			<b>\$715</b>		
Project Cost Factor		38%	\$7,056,276		
Site Purchase Cost			\$92,209		From Arcadis Criterial Matrix, 01/06/18
<b>Project Total</b>			<b>\$25,717,634</b>		



# APPENDIX A

## Fire Station Space Needs Diagrams

**VALDEZ FIRE STATION AREA MATRIX**

NUMBER	ROOM NAME	QTY	NET SF	NET SF TOTAL	COMMENTS
<b>1.000</b>	<b>PUBLIC AREA</b>				
1.001	VESTIBULE	1	64	64	
1.002	LOBBY/ WAITING / DISPLAY	1	890	890	Museum Area
1.003	PUBLIC RESTROOM MEN	1	54	54	
1.004	PUBLIC RESTROOM WOMEN	1	54	54	
				1,062	
<b>2.000</b>	<b>ADMIN/CREW OFFICE AREA</b>				
2.001	CHIEF'S OFFICE	1	198	198	
2.002	DEPUTY CHIEF'S OFFICE - FUTURE	1	150	150	
2.003	FIRE MARSHAL/ INSPECTOR FUTURE OFFICE	1	120	120	
2.004	ADMIN ASSISTANT/ RECEPTION	1	120	120	
2.005	CONFERENCE	1	350	350	Seating for (10)
2.006	COPY ROOM / FILE STORAGE	1	171	171	
2.007	CUSTODIAL	1	48	48	
2.008	TRAINING ROOM	1	1,428	1,428	Potential back-up EOC
2.009	RESTROOM	1	54	54	
				2,639	
<b>3.000</b>	<b>CREW LIVING AREA</b>				
3.001	CAPTAINS OFFICE	1	120	120	
3.002	FIREFIGHTER WORK AREA	1	421	421	
3.003	KITCHEN/ DINING	1	559	559	Seating for (8)
3.004	DAYROOM	1	663	663	(4) Recliners, sofa, play area
3.005	OFFICERS SLEEPING ROOM W/ RR	1	217	217	(1) Sleeping Room @ 217 sqft, 3 Lockers, plus shower and toilet
3.006	SLEEPING ROOM- DOUBLE	4	180	720	4 @ 180 sqft, 6 Lockers
3.007	MEN TOILET/SHOWER/ LOCKER	1	372	372	(20) 12"x12" lockers, (2) showers, (2) toilets, (2) urinals
3.008	WOMEN TOILET/SHOWER/ LOCKER	1	339	339	(20) 12"x12" lockers, (2) showers, (2) toilets
3.009	PHYSICAL TRAINING	1	750	750	
3.010	LAUNDRY	1	100	100	w/ Mop Sink
				4,261	
<b>4.000</b>	<b>APPARATUS AREA</b>				
4.001	APPARATUS ROOM	1	7,136	7,136	(6) Drive through bays w/ diesel exhaust recovery
4.002	BAY TOILET	1	54	54	
4.003	SHOP/ MAINT.	1	150	150	
4.004	EMS STORAGE	1	108	108	
4.005	OPERATIONAL STORAGE	1	400	400	
4.006	EQUIPMENT DECON	1	149	149	W/ wash alcove
4.007	CLEANING EXTRACTOR	1	130	130	
4.008	TURNOUT GEAR STORAGE/ DRYING	1	360	360	(35) 24"x20" lockers
4.009	DISASTER RELIEF SUPPLY ROOM	1	100	100	
4.010	WASH ALCOVE - APPARATUS	1	40	40	
4.011	SCBA FILL STATION/ COMPRESSOR	1	150	150	
4.012	SCBA MAINT.	1	100	100	
4.013	HOSE STORAGE/ DRYER	1	40	40	
4.014	BIKE STORAGE	1	60	60	
				8,977	
<b>5.000</b>	<b>SYSTEMS</b>				
5.001	STAIR	2	396	792	Assumes two flights as required for egress
5.002	ELEVATOR	2	42	84	
5.003	ELEVATOR MACHINE ROOM	1	51	51	
5.004	IT ROOM	1	180	180	Rack for phone and alerting 3'-0" required clearance
5.005	ELECTRICAL ROOM	1	120	120	
5.006	FIRE SPRINKLER	1	40	40	
5.007	MECHANICAL/ FAN ROOM	1	1,600	1,600	

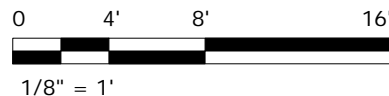
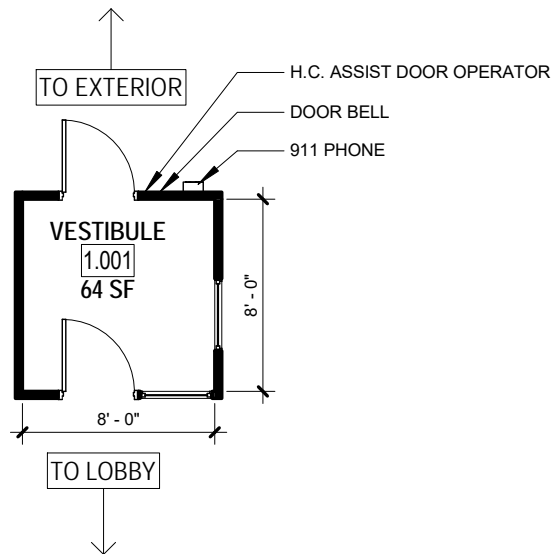
	2,867
	-
	-
<b>SUBTOTAL NET SF</b>	<b>19,806</b>

**AREA SUMMARY**

NUMBER	AREA	NET SF
1.000	PUBLIC AREA	1,062
2.000	ADMIN/CREW OFFICE AREA	2,639
3.000	CREW LIVING AREA	4,261
4.000	APPARATUS AREA	8,977
5.000	SYSTEMS	2,867
6.000	OTHER	-
	SUBTOTAL NSF	19,806
	GROSSING FACTOR	25%
	<b>TOTAL GROSS SF</b>	<b>24,758</b>

## COMMENTS

Walls, circulation

**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: NA

DOORS: STOREFRONT

CASEWORK: NA

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER: WALKOFF MAT

**FURNISHINGS****OTHER****GENERAL**

AREA 64 SF

OPERATIONAL CRITERIA Space to provide weather protection. Exterior door and interior vestibule door secured, ADA assist., doorbell, exterior phone.

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: METAL GRID

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: STOREFRONT

DOORS: STOREFRONT

CASEWORK: DISPLAY CASE

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

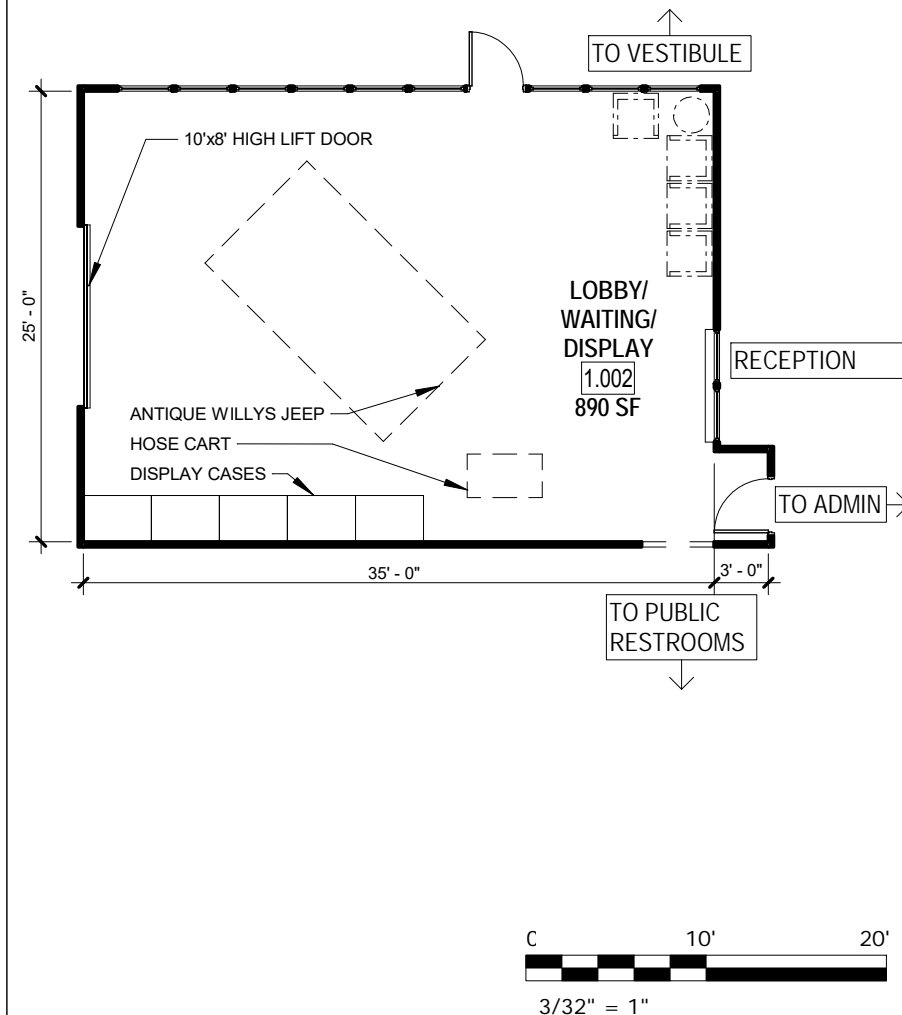
OTHER:

**FURNISHINGS**

(4) CHAIR, TABLE, DISPLAY CASE

**OTHER**

FIRE ANTIQUES

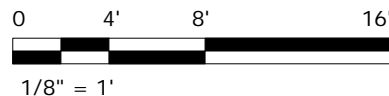
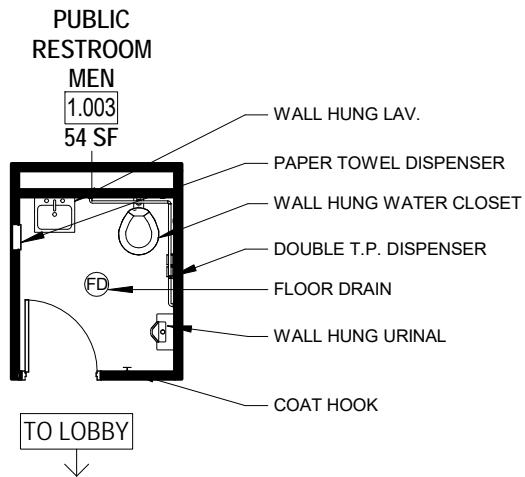
**GENERAL**

AREA 890 SF

**OPERATIONAL CRITERIA** Supports public information distribution, blood pressure checks, walk-in aid, station tours and general visitors. Direct access to public restrooms. Secure from operational portion of facility. Adjacent to office areas. Museum / Display

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: GWB

WALLS: GWB W/ TILE WAINSCOT

FLOORS: TILE

BASE: TILE

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

N/A

**OTHER**

SOUND BATTS

**GENERAL**

AREA 54 SF

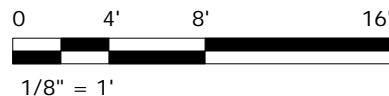
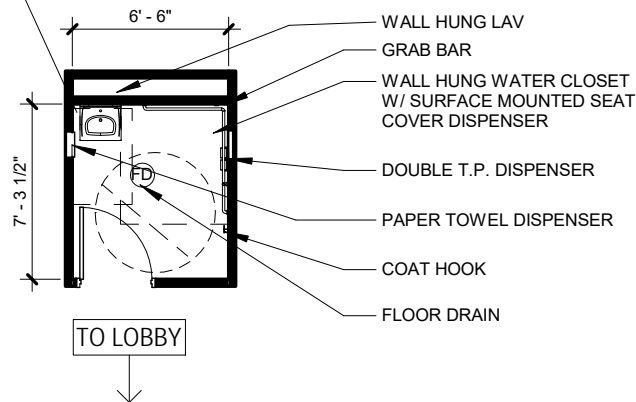
OPERATIONAL CRITERIA Supports public visitors. Direct Access from lobby. Secure from operational portion of the facility.

SPECIALTY SPACE No

PREFERRED FLOOR



PUBLIC  
RESTROOM  
WOMEN  
1.004  
54 SF



## CONSIDERATIONS

### MATERIALS

CEILINGS: GWB

WALLS: GWB W/ TILE WAINSCOT

FLOORS: TILE

BASE: TILE

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

### SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

### FURNISHINGS

N/A

### OTHER

SOUND BATTS

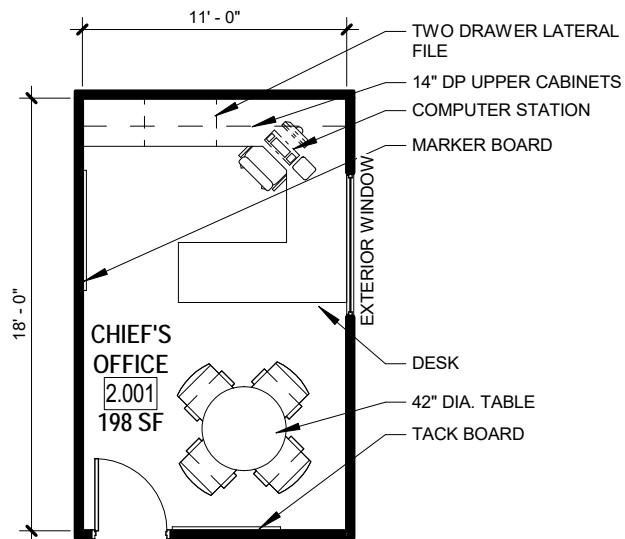
## GENERAL

AREA 54 SF

OPERATIONAL CRITERIA Supports public visitors. Direct Access from lobby. Secure from operational portion of the facility.

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: CARPET/ LVT

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

WORKSTATION, FILE CABINET, SMALL CONFERENCE TABLE, GUEST CHAIRS

**OTHER**

SOUND BATTS

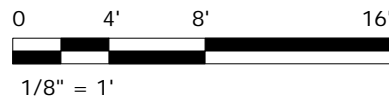
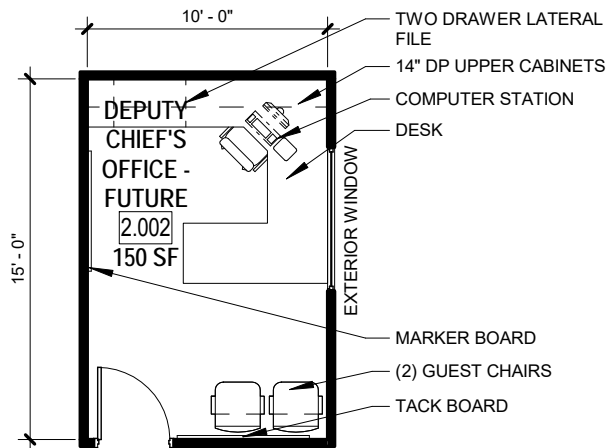
**GENERAL**

AREA 198 SF

**OPERATIONAL CRITERIA** Private office for departmental work. Flexible layout to accommodate change over time. Adjacent to office areas.

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: CARPET/ LVT

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

WORKSTATION, FILE CABINET, GUEST CHAIRS

**OTHER**

SOUND BATTS

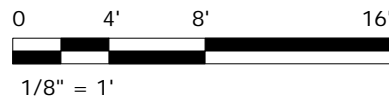
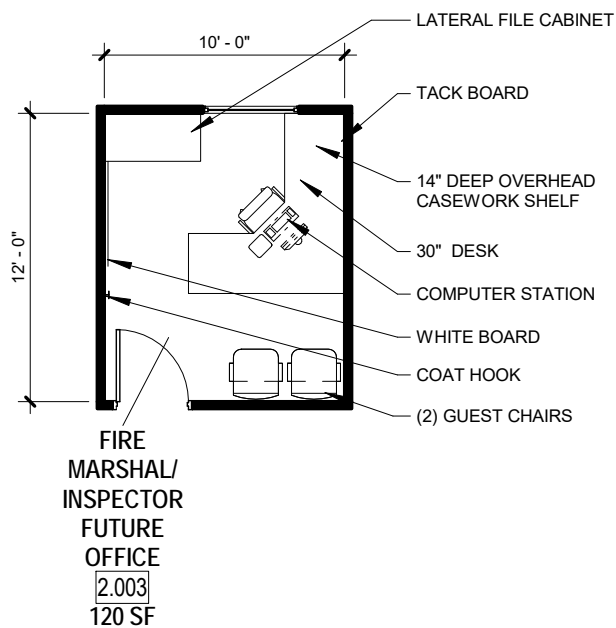
**GENERAL**

AREA 150 SF

OPERATIONAL CRITERIA Private office for departmental work. Flexible layout to accommodate change over time. Adjacent to office areas.

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: CARPET/ LVT

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

WORKSTATION, FILE CABINET, GUEST CHAIRS

**OTHER**

SOUND BATTS

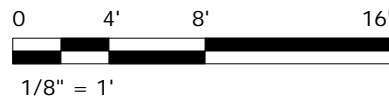
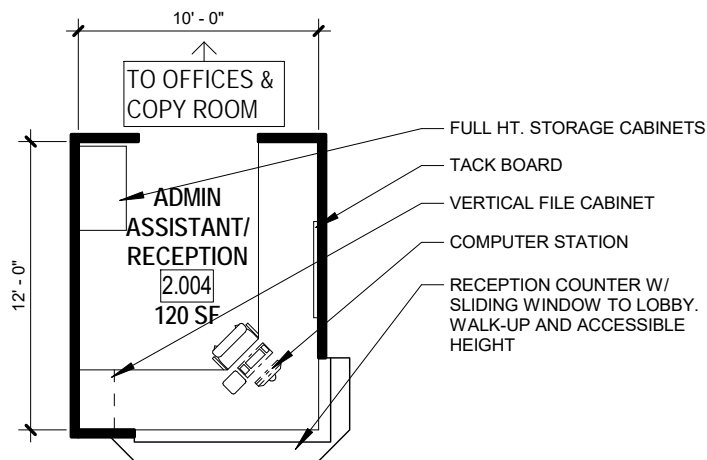
**GENERAL**

AREA 120 SF

OPERATIONAL CRITERIA Private office for departmental work. Flexible layout to accommodate change over time. Adjacent to office areas and close proximity to lobby.

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: CARPET/ LVT

BASE: RUBBER

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: RECEPTION COUNTER

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

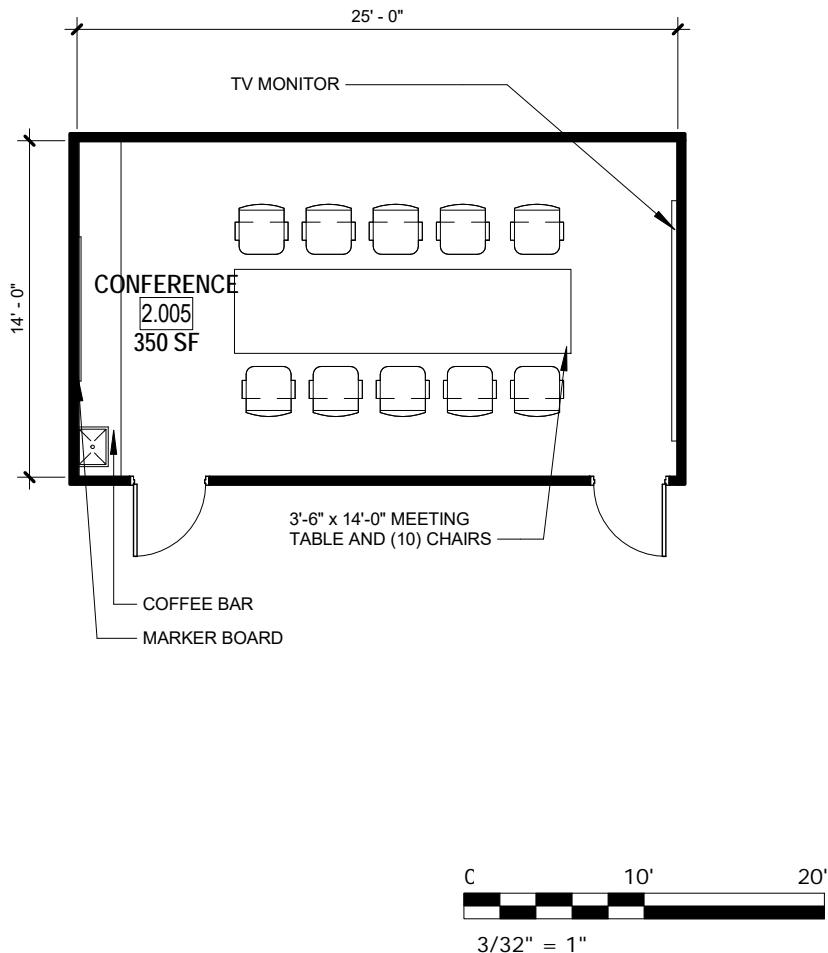
**FURNISHINGS**WORKSTATION, FILE CABINET,  
RECEPTION DESK CHAIR**OTHER****GENERAL**

AREA 120 SF

OPERATIONAL CRITERIA Adjacent to public entrance lobby, admin offices and copy/work room.  
Provides for interface with public. Near conference room

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: CARPET/ LVT

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WITH QUARTZ  
COUNTERTOP**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**3'-6" x 14'-0" MEETING TABLE AND (10)  
CHAIRS**OTHER**

SOUND BATTS

**GENERAL**

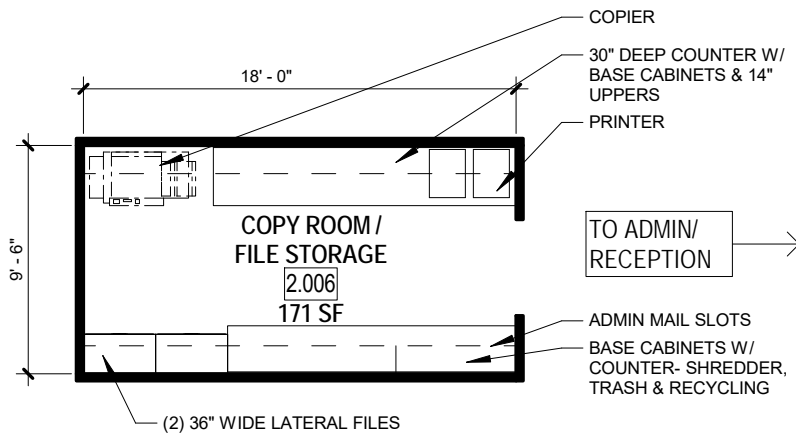
AREA 350 SF

OPERATIONAL CRITERIA Supports small fire department training or meetings for up to (10) seated at a table. Allows for multimedia capabilities.

SPECIALTY SPACE No

PREFERRED FLOOR



**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT

BASE: RUBBER

WINDOWS: N/A

DOORS: N/A

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

(2) 36" WIDE LATERAL FILES

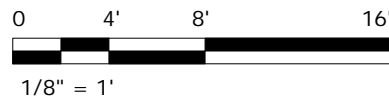
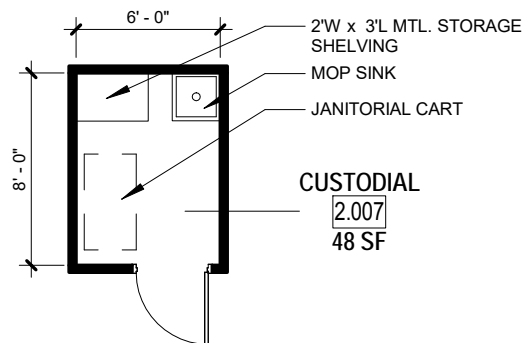
**OTHER****GENERAL**

AREA 171 SF

OPERATIONAL CRITERIA Provide space for copy machine and copy organization. Storage for general office supplies. Mail slots for admin.

SPECIALTY SPACE No

PREFERRED FLOOR



## CONSIDERATIONS

### MATERIALS

CEILINGS: GWB

WALLS: GWB

FLOORS: LVT

BASE: RUBBER

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

### SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

### FURNISHINGS

MTL STORAGE SHELVING

### OTHER

WALL PROTECTION

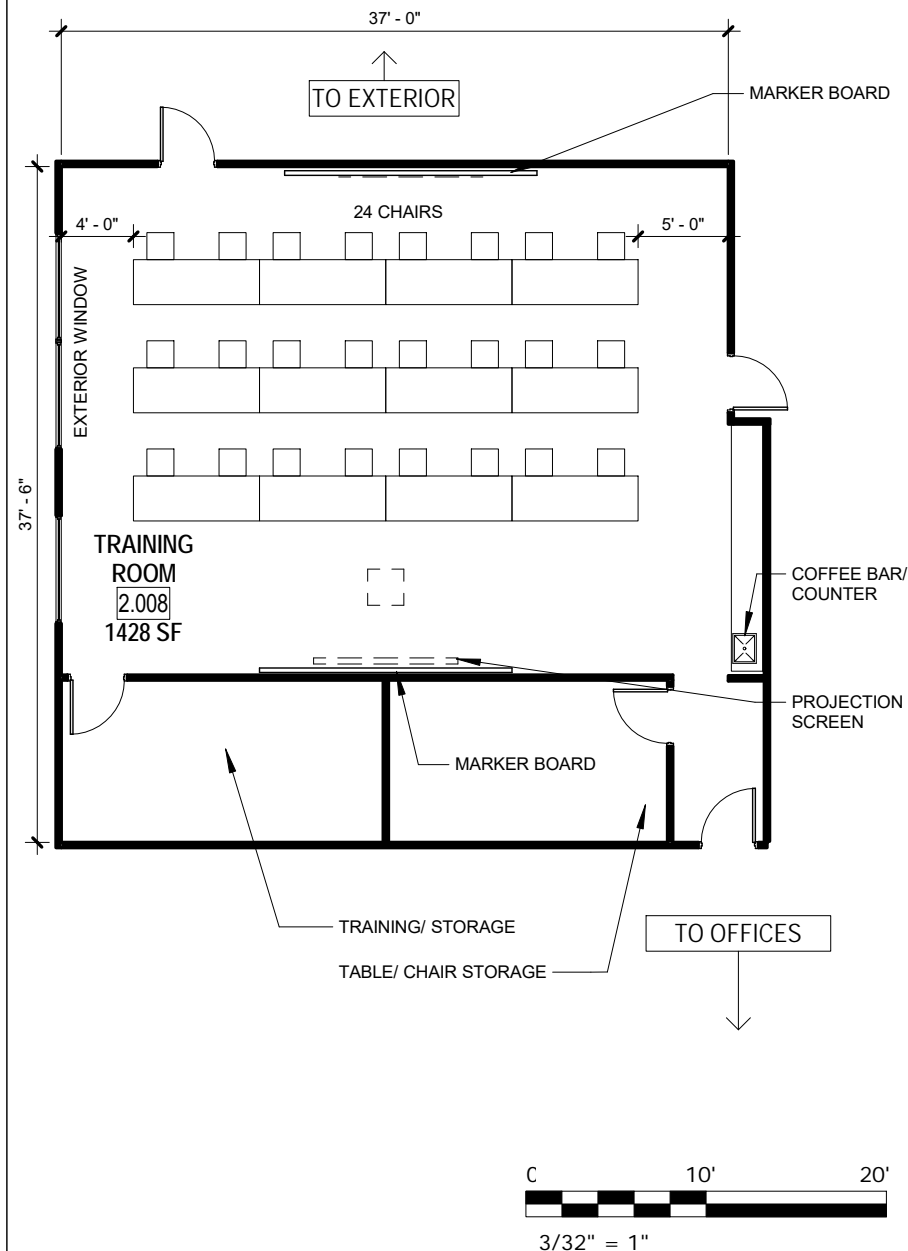
## GENERAL

AREA 48 SF

OPERATIONAL CRITERIA Supports Admin area maintenance by users.

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURE W/ QUARTZ  
COUNTER**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**TABLE, CHAIRS, MARKER BOARD,  
PROJECTOR, MONITOR**OTHER**

BACK UP EOC

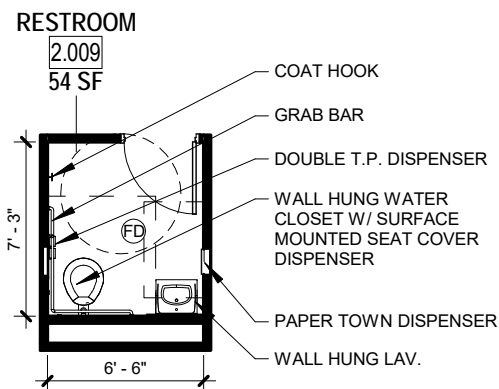
**GENERAL**

AREA 1428 SF

OPERATIONAL CRITERIA Supports meetings and classes for up to (50) in chairs and (24) at  
tables seated in chairs. Potential access to drill grounds.

SPECIALTY SPACE YES POTENTIAL BACK UP EOC

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: GWB

WALLS: GWB W/ TILE WAINSCOT

FLOORS: TILE

BASE: TILE

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

N/A

**OTHER**

SOUND BATTS

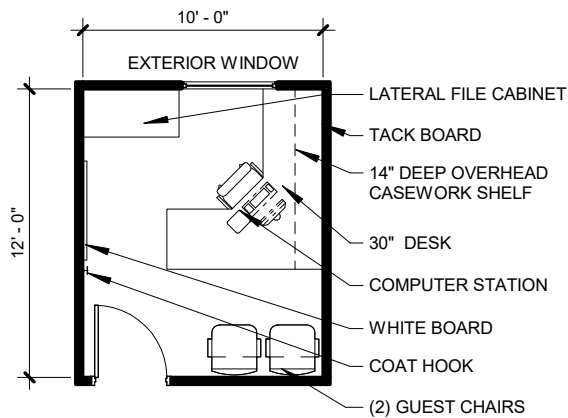
**GENERAL**

AREA 54 SF

OPERATIONAL CRITERIA Supports administrative staff. Direct access to offices. Secure from lobby and public.

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

WORKSTATION, FILE CABINET, GUEST CHAIRS

**OTHER**

SOUND BATTS

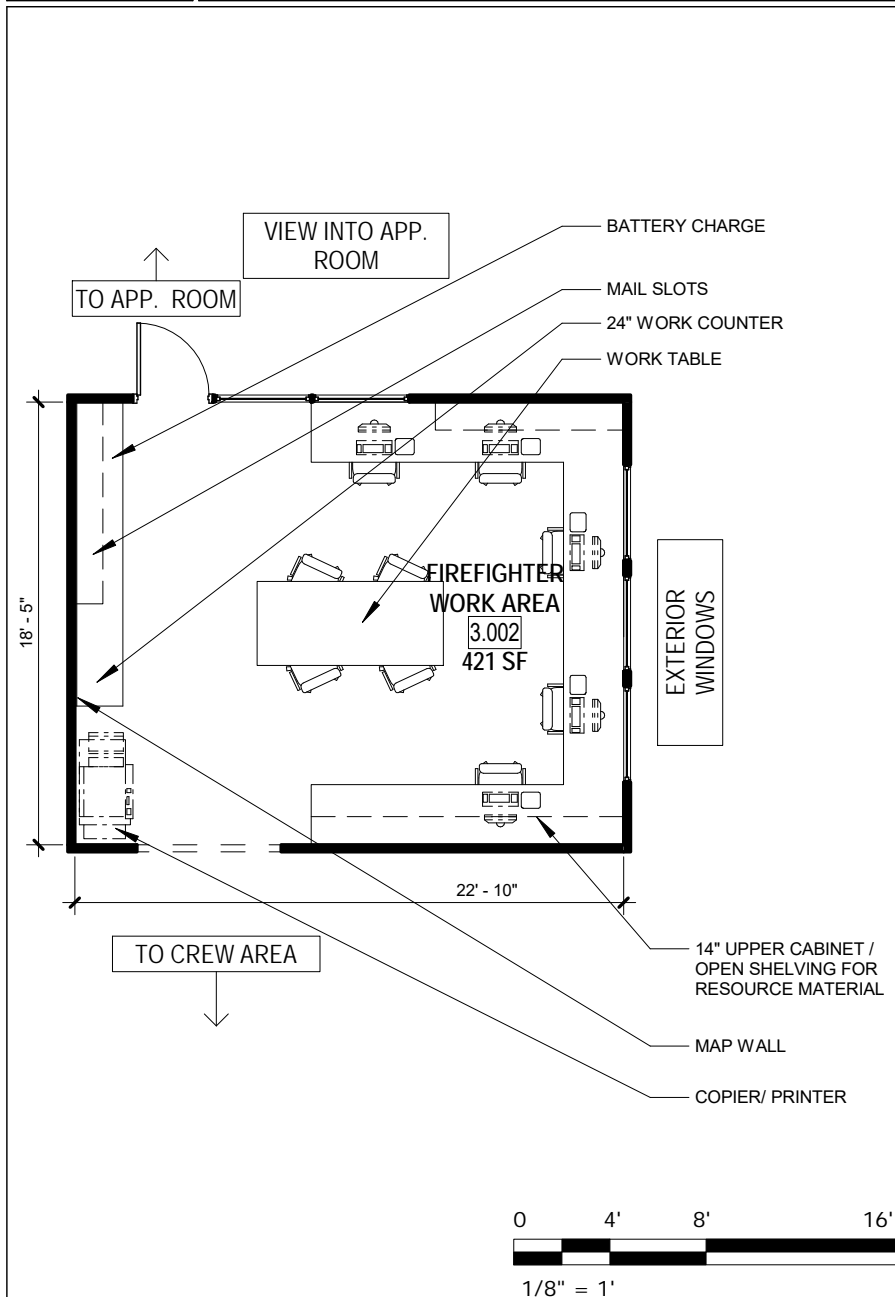
**GENERAL**

AREA 120 SF

OPERATIONAL CRITERIA Private office for departmental work. Flexible layout to accommodate change over time. Adjacent to firefighter work area.

SPECIALTY SPACE No

PREFERRED FLOOR



## CONSIDERATIONS

### MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: HOLLOW METAL

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

### SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

### FURNISHINGS

WORK TABLE, CHAIR, COPIER

### OTHER

## GENERAL

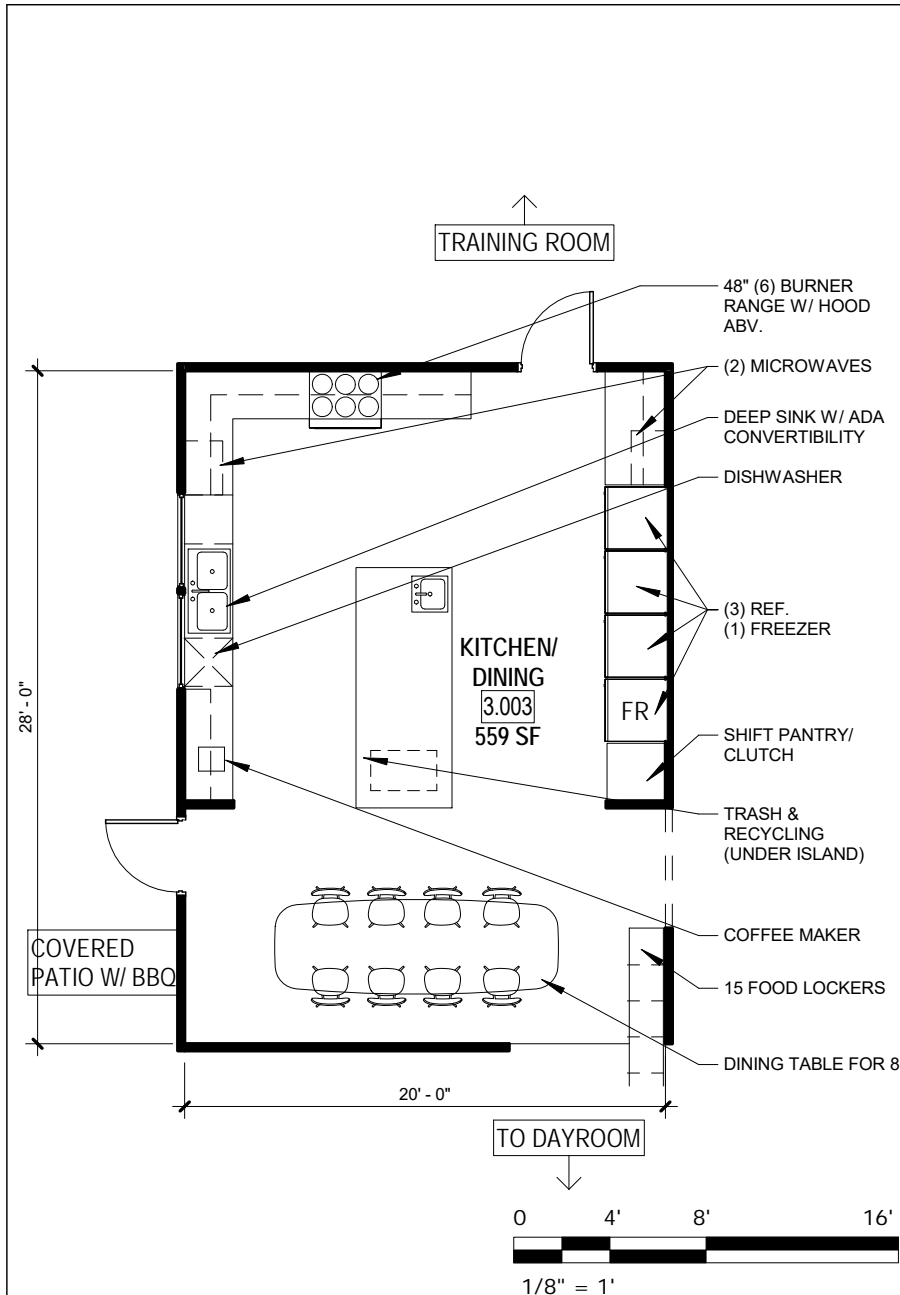
AREA 421 SF

**OPERATIONAL CRITERIA** Supports daily firefighter shift work, including training, report writing, conferences, dispatch and radio charging. Work stations for (5) firefighters. Adjacent to apparatus bay.

**SPECIALTY SPACE** No.

**PREFERRED FLOOR**



**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: STOREFRONT

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER: DINING TABLE FOR 8 (10'x4')

**FURNISHINGS**

N/A

**OTHER****GENERAL**

AREA 559 SF

OPERATIONAL CRITERIA Supports crew of (8), located near apparatus room and training room. Expandable into training room for larger dining and events.

SPECIALTY SPACE No.

PREFERRED FLOOR

3.004

## DAYROOM

03.07.18

## CONSIDERATIONS

## MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: STOREFRONT

CASEWORK: MANUFACTURED WITH QUARTZ  
COUNTERTOP

## SYSTEMS

HVAC: TBD

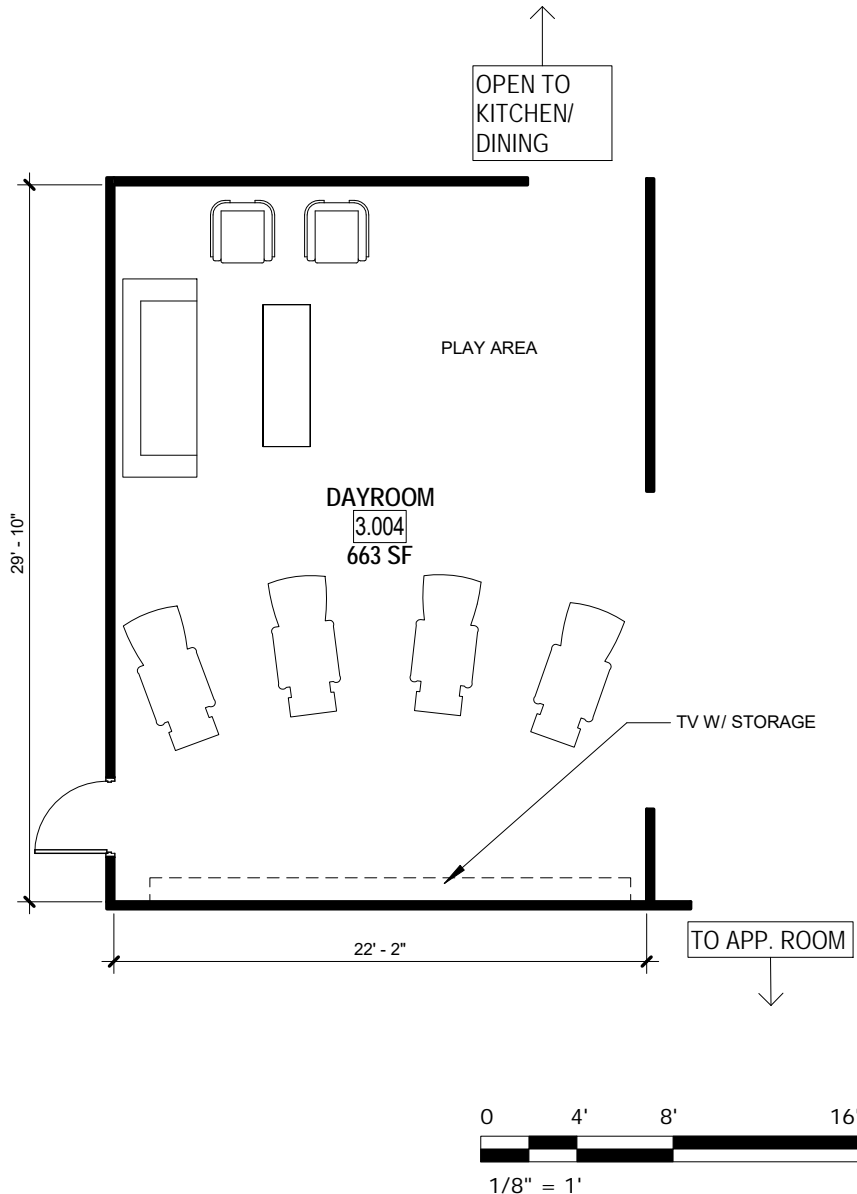
LIGHTING: LED - DIMMER

OTHER:

## FURNISHINGS

SOFAS, RECLINERS, COFFEE TABLE

## OTHER



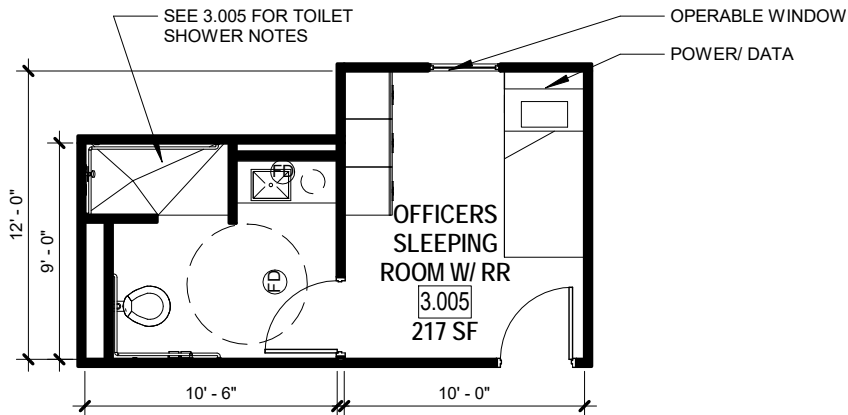
## GENERAL

AREA 663 SF

OPERATIONAL CRITERIA Supports crew living area and visting family. Provides space to decompress and rehab following a call. Close access to apparatus bay.

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WARDROBE UNITS AND HEADBOARD

**SYSTEMS**

HVAC: TBD - INDIVIDUAL CONTROL

LIGHTING: LED - DIMMER

OTHER:

**FURNISHINGS**

BED

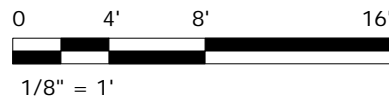
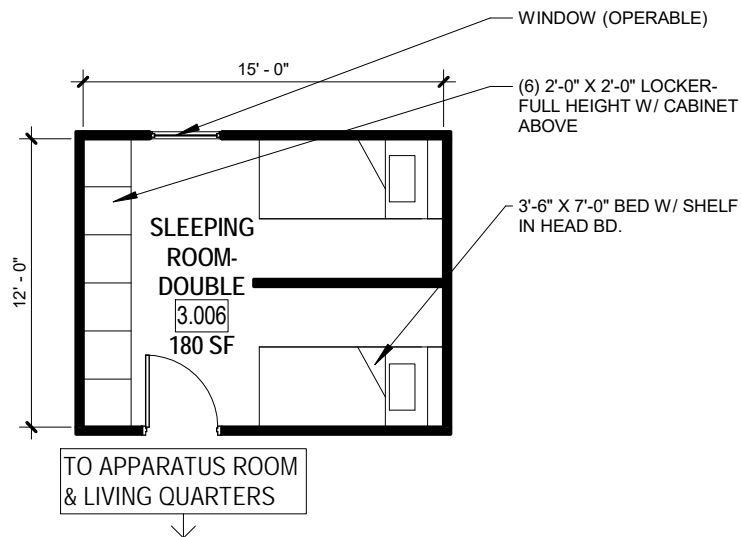
**OTHER****GENERAL**

AREA 217 SF

**OPERATIONAL CRITERIA** Individual sleeping room with (1) wardrobe unit per shift. Individual room with privacy lock. Provide acoustical separation between sleeping rooms. Attached toilet/ shower room adjacent to officers sleeping room.

SPECIALTY SPACE No.

PREFERRED FLOOR



## CONSIDERATIONS

### MATERIALS

CEILINGS: ACT

WALLS: GWB

FLOORS: LVT/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WARDROBE UNITS AND HEADBOARD

### SYSTEMS

HVAC: TBD - INDIVIDUAL CONTROL

LIGHTING: LED - DIMMER

OTHER:

### FURNISHINGS

BEDS

### OTHER

SOUND BATTS

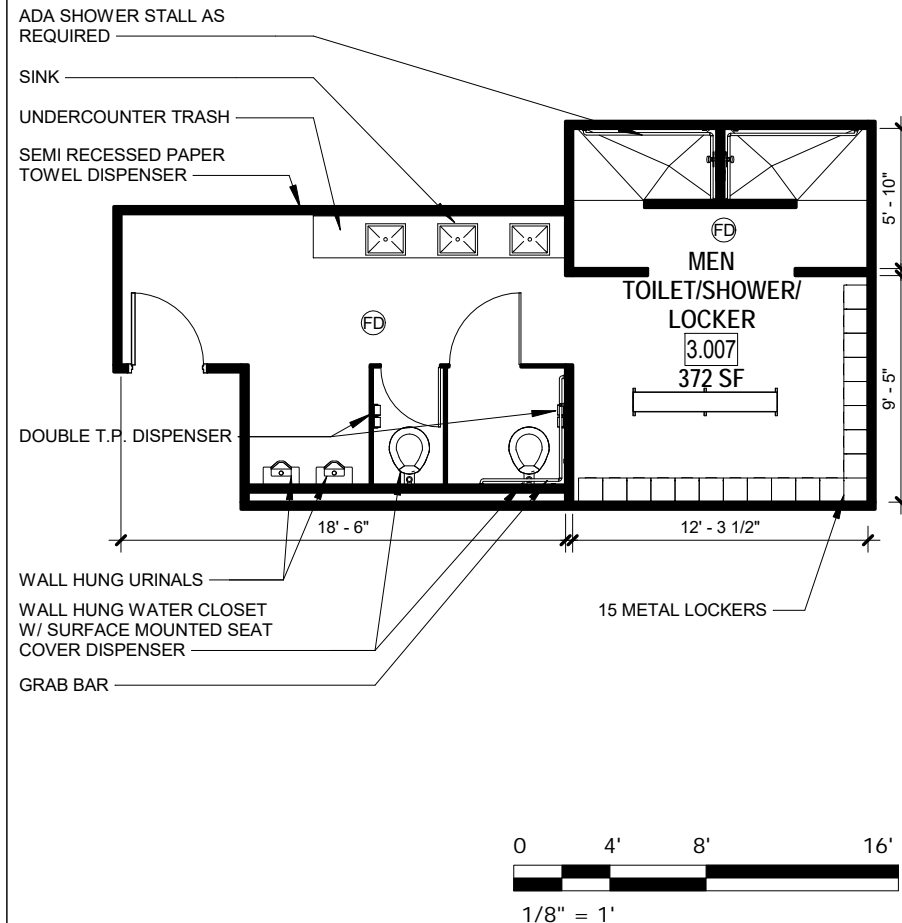
### GENERAL

AREA 180 SF

OPERATIONAL CRITERIA Double sleeping room with (2) wardrobe units per shift. Provide door with privacy lock. Provide acoustical separation between sleeping rooms.

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: GWB

WALLS: TILE

FLOORS: TILE

BASE: TILE

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

**SYSTEMS**

HVAC: TBD - GOOD VENTILATION

LIGHTING: LED

OTHER: N/A

**FURNISHINGS**

20 LOCKERS, BENCH

**OTHER**

SOUND BATTS

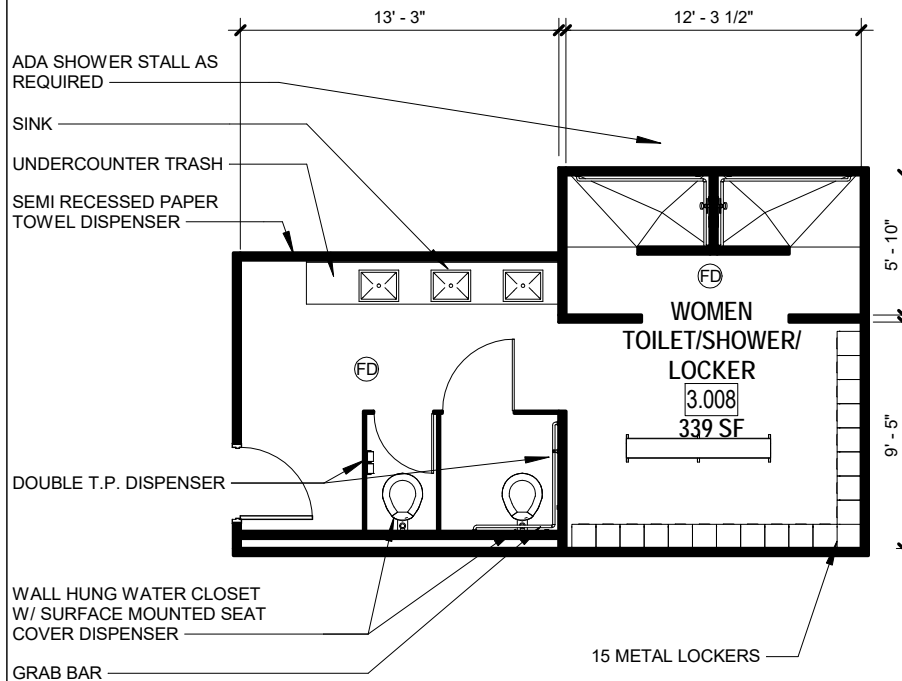
**GENERAL**

AREA 372 SF

OPERATIONAL  
CRITERIA

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: GWB

WALLS: TILE WAINSCOT

FLOORS: TILE

BASE: TILE

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

**SYSTEMS**

HVAC: TBD - GOOD VENTILATION

LIGHTING: LED W/ MOTION SENSOR TIMER

OTHER: N/A

**FURNISHINGS**

20 LOCKERS, BENCH

**OTHER**

SOUND BATTS

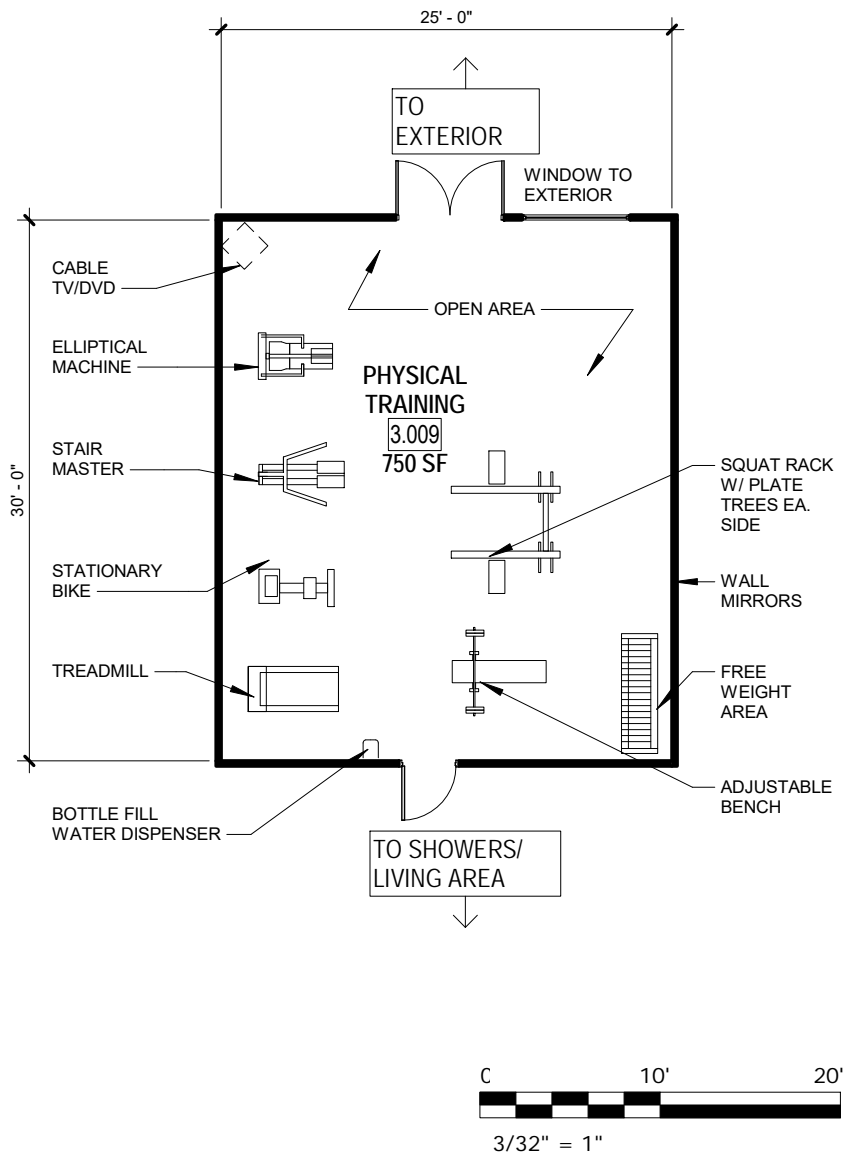
**GENERAL**

AREA 377 SF

OPERATIONAL  
CRITERIA

SPECIALTY SPACE NO

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: ACT

WALLS: IMPACT RESISTANT

FLOORS: RUBBER

BASE: RUBBER

WINDOWS: FIBERGLASS

DOORS: SOLID CORE WOOD, STOREFRONT

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD - GOOD VENTILATION CEILING FAN

LIGHTING: LED

OTHER: SOUND ISOLATE

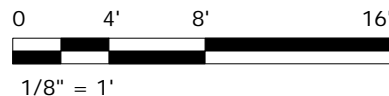
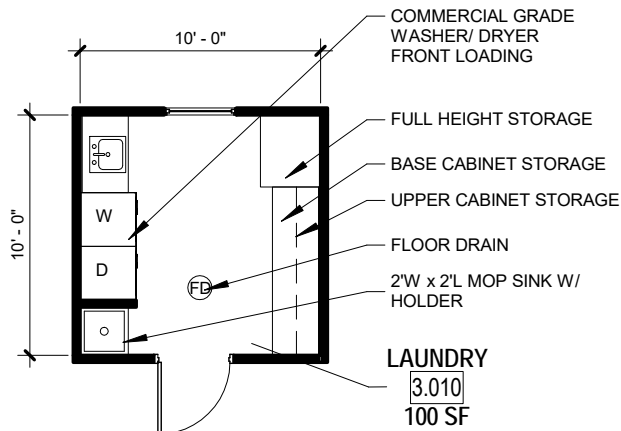
**FURNISHINGS**EXERCISE EQUIPMENTS (4) CARDIO,  
FREE WEIGHTS, WALL MIRROR, BALL.**OTHER**12'-0" HIGH CEILING MIN.  
SOUND BATTS  
ISOLATE SLAB**GENERAL**

AREA 750 SF

OPERATIONAL CRITERIA Area for mandated physical training. Configuration based on equipment requirements. 4-6 working out.

SPECIALTY SPACE No

PREFERRED FLOOR



## CONSIDERATIONS

### MATERIALS

CEILINGS: GWB

WALLS: GWB

FLOORS: LVT OR POLISH CONCRETE

BASE: RUBBER

WINDOWS: FIBERGLASS (IF ANY)

DOORS: SOLID CORE WOOD

CASEWORK: MANUFACTURED WITH QUARTZ COUNTERTOP

### SYSTEMS

HVAC: TBD - GOOD VENTILATION

LIGHTING: LED W/ MOTION SENSOR TIMER

OTHER: SOUND ISOLATED

### FURNISHINGS

ELECTRIC WASHER AND DRYER

### OTHER

## GENERAL

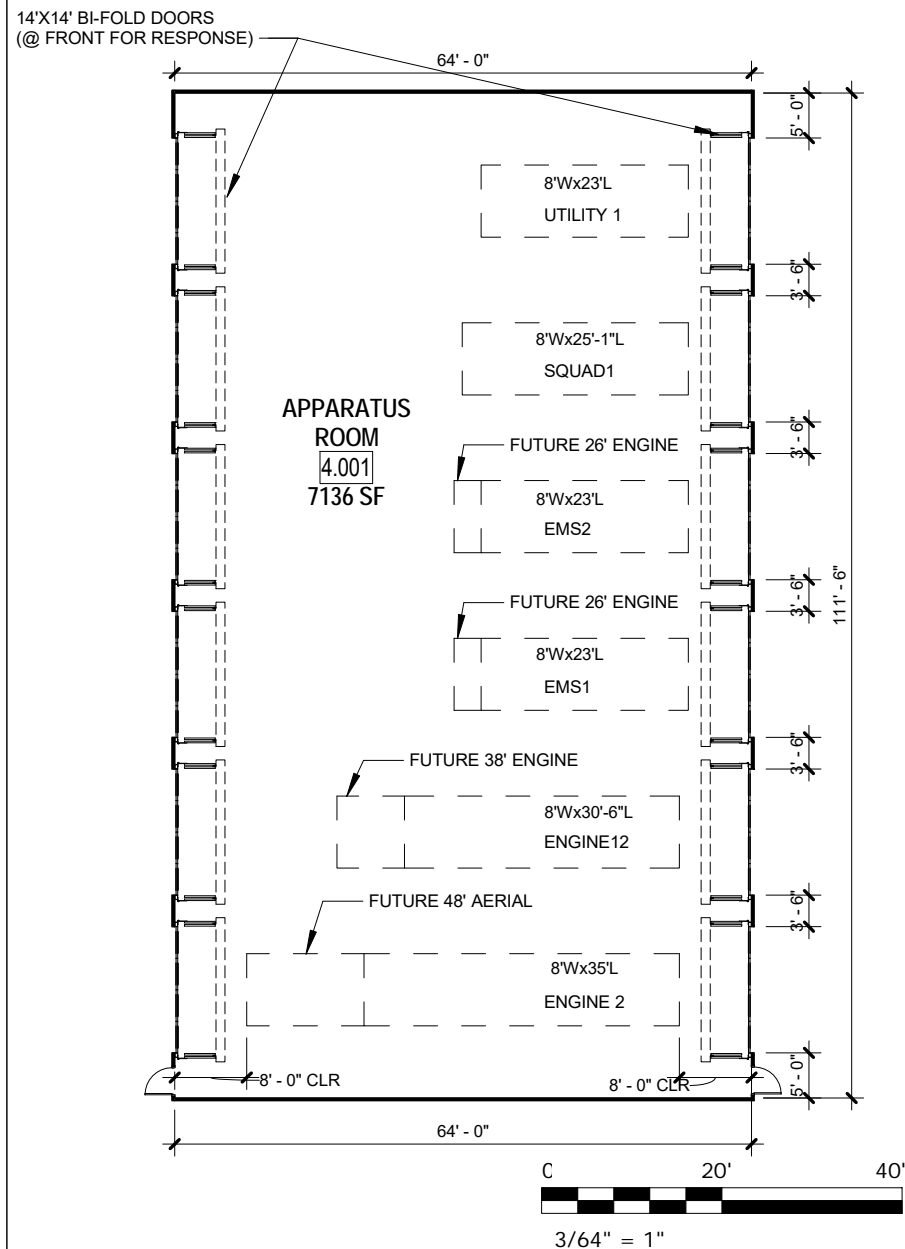
AREA 100 SF

**OPERATIONAL CRITERIA** Supports ability to clean personal and in-house linens. Separate room avoids potential cross-contamination issue with cleaning of personal protective equipment. Limited linen and custodial storage supplies. Locate on or near an exterior wall for dryer venting and away from sleeping rooms.

**SPECIALTY SPACE** No.

PREFERRED FLOOR



**CONSIDERATIONS****MATERIALS**

CEILINGS: EXPOSED SOUND INSULATED DECK

WALLS: MOISTURE PROOF, CONC, MASONRY

FLOORS: 5,000# PSI POLISHED CONCRETE,  
SLIP RESISTANT

BASE: DUMAPLAST MOISTURE PROOF

WINDOWS: TBD

DOORS: HOLLOW METAL

CASEWORK: N/A

**SYSTEMS**HVAC: RADIANT FLOOR, SOURCE CAPTURE  
EXHAUST, PADDLE FAN

LIGHTING: LED

OTHER: N/A

**FURNISHINGS**

N/A

**OTHER**

PROVIDE OVERHANG FRONT AND BACK

**GENERAL**

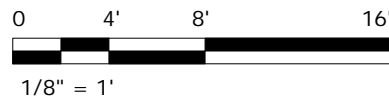
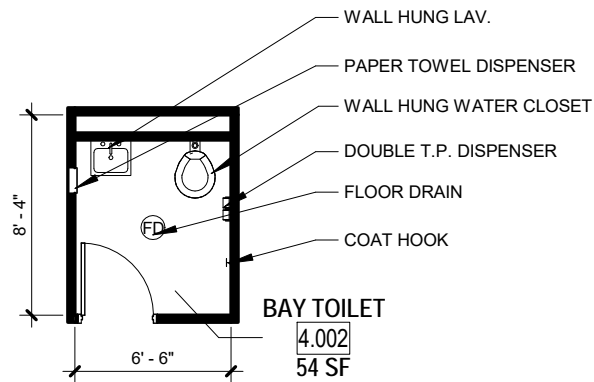
AREA 7136 SF

**OPERATIONAL  
CRITERIA**

Space for current and projected apparatus needs. Drive through capabilities on all bays preferred for safety. Bay depth is consistent to allow for move up coverage and daily equipment checks. Ability to wash apparatus inside bays. 6 total bays.

SPECIALTY SPACE

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: GWB

WALLS: TILE

FLOORS: POLISHED CONCRETE

BASE: TILE

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER: N/A

**FURNISHINGS**

N/A

**OTHER**

SOUND BATTS

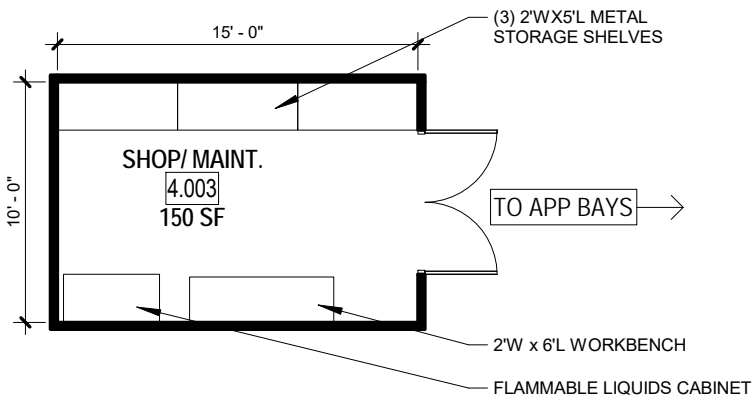
**GENERAL**

AREA 54 SF

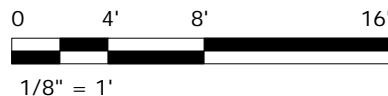
OPERATIONAL CRITERIA Unisex toilet room, accessible restroom for personnel to use without cross contaminating facility. Direct access from apparatus bay.

SPECIALTY SPACE No.

PREFERRED FLOOR



NOTE: SCBA MAINTENANCE  
AND COMPRESSOR CAN BE  
COMBINED WITH SHOP



## CONSIDERATIONS

### MATERIALS

CEILINGS: GWB/ EXPOSED

WALLS: IMPACT RESISTANT

FLOORS: POLISHED CONCRETE

BASE: N/A

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

### SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER: N/A

### FURNISHINGS

WORKBENCH, SHELVING, FLAMMABLE  
LIQUIDS, CABINET

### OTHER

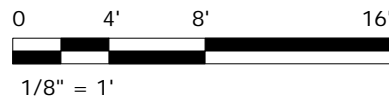
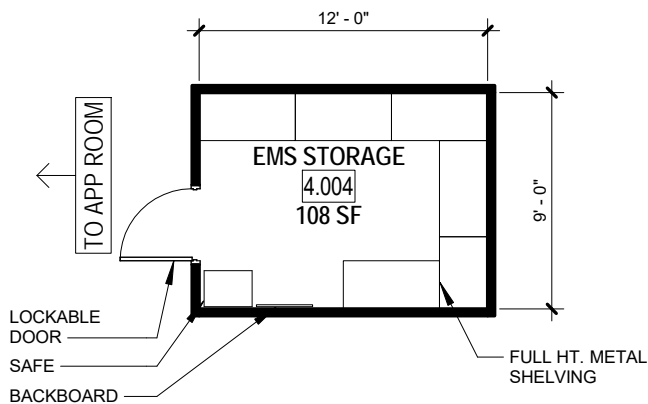
## GENERAL

AREA 150 SF

OPERATIONAL CRITERIA Supports for daily equipment checks, maintenance and tool repair.  
Hand tools. No rolling stock maintenance.

SPECIALTY SPACE No.

PREFERRED FLOOR



## CONSIDERATIONS

### MATERIALS

CEILINGS: GWB/ EXPOSED

WALLS: IMPACT RESISTANT

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

### SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

### FURNISHINGS

SAFE METAL SHELVING

### OTHER

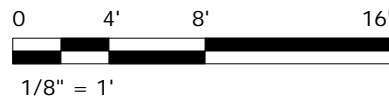
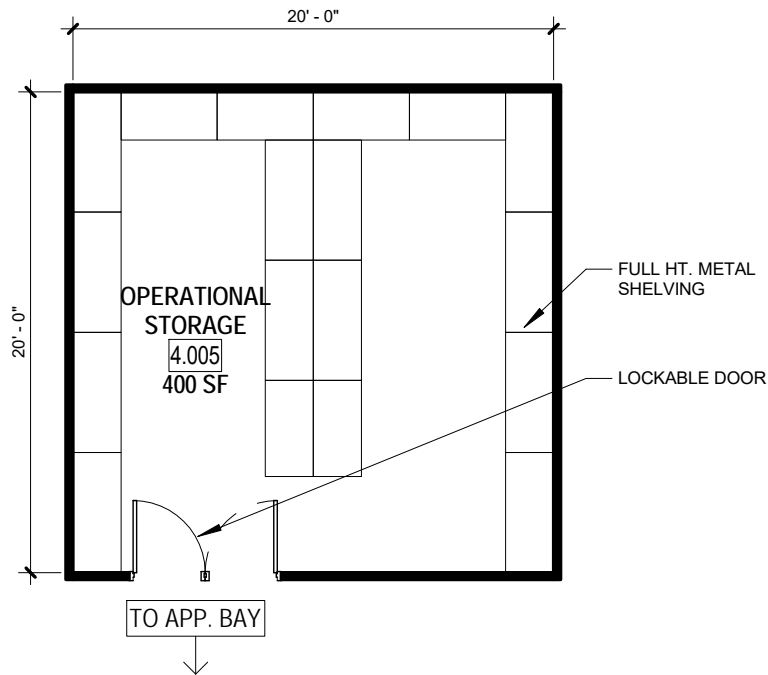
## GENERAL

AREA 108 SF

OPERATIONAL CRITERIA Supports storage of supplies. Adjacent to Apparatus Room and ambulance bays. No refrigeration, small safe, Class 1 DEA requirement - double locked, Narcotics storage.

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: EXPOSED

WALLS: IMPACT RESISTANCE

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

METAL SHELVING

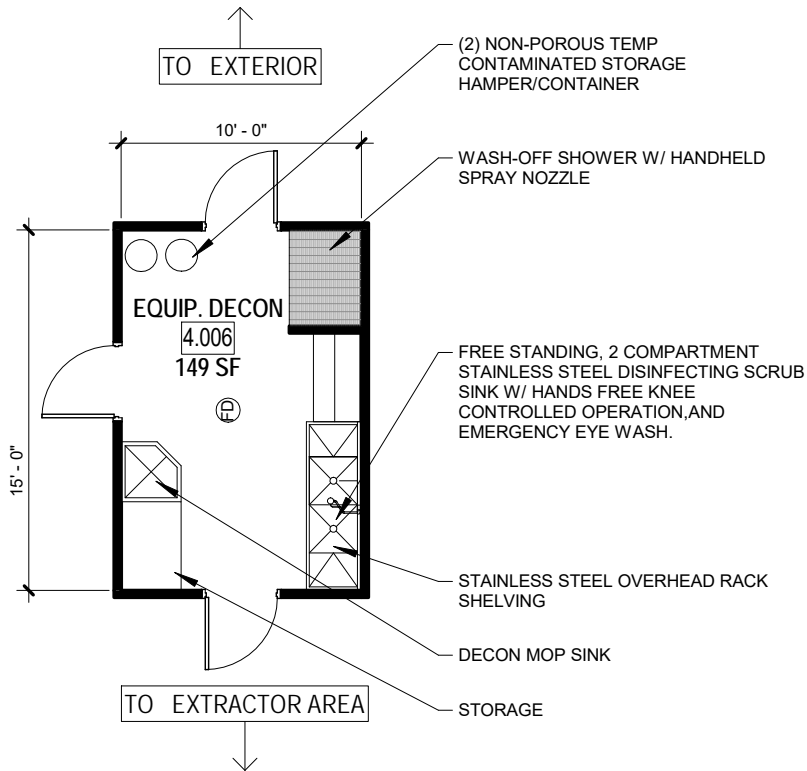
**OTHER****GENERAL**

AREA 400 SF

**OPERATIONAL CRITERIA** Supports general equipment storage, homeland security storage, public education storage, new turnout gear, city and FD radio storage. Locate on opposite side of apparatus bay from offices / living.

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: GWB/ EXPOSED

WALLS: MOISTURE PROOF

FLOORS: POLISHED CONCRETE

BASE: MOISTURE PROOF

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: STAINLESS STEEL SHELVING

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

METAL STORAGE, CABINET

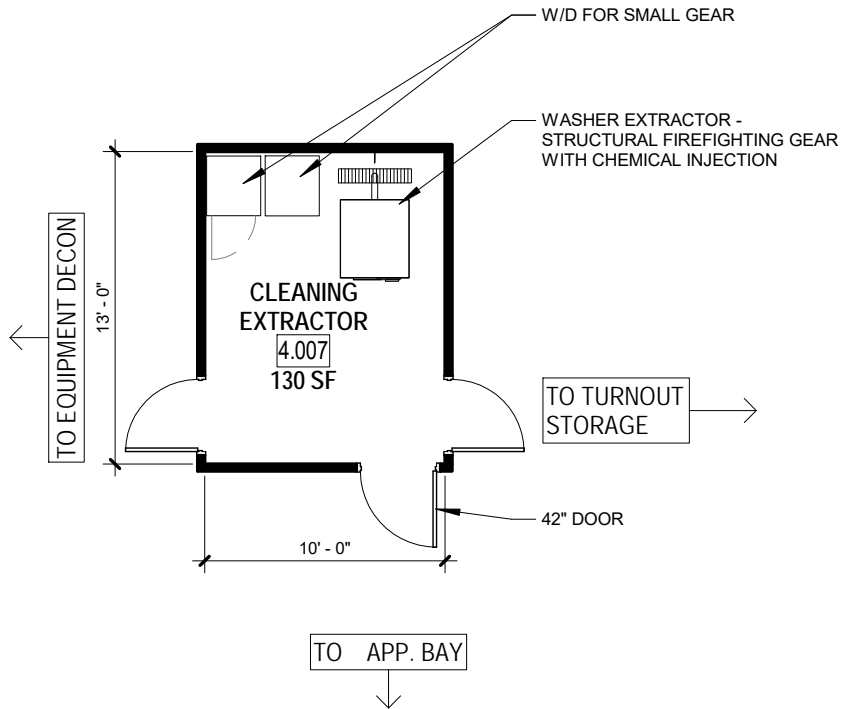
**OTHER****GENERAL**

AREA 149 SF

**OPERATIONAL CRITERIA** Supports the decontamination of personnel, personal protective equipment and tools after incidents. Supports the cleaning personal protective equipment.

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: GWB/ EXPOSED

WALLS: MOISTURE PROOF

FLOORS: POLISHED CONCRETE

BASE: MOISTURE PROOF

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

EXTRACTOR, WASHER AND DRYER

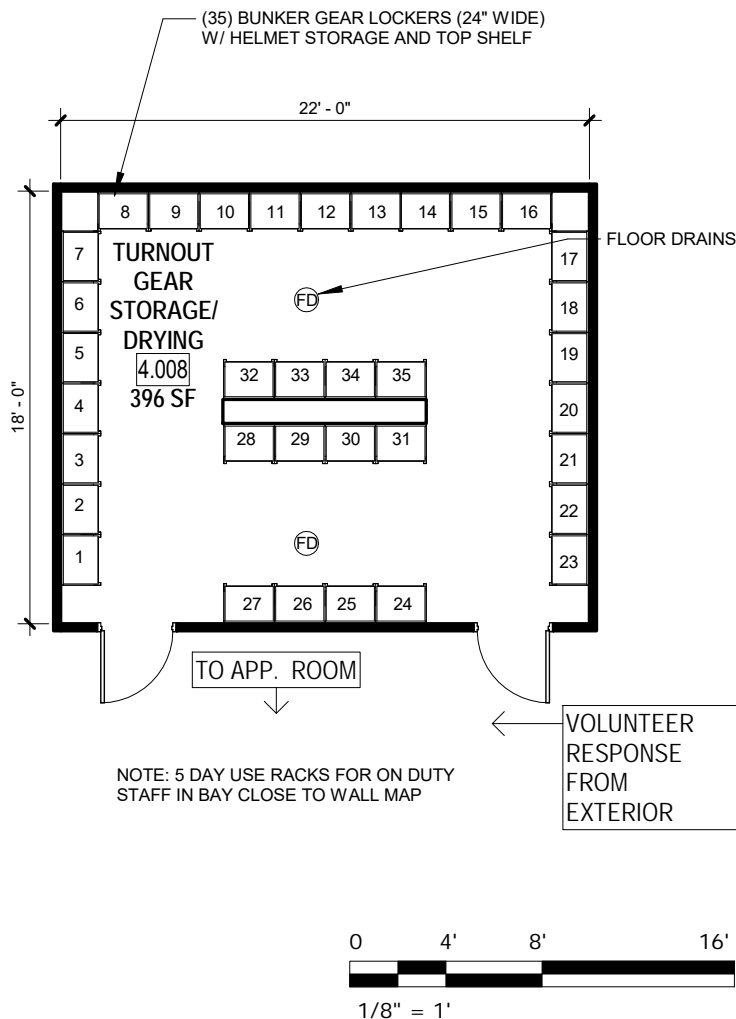
**OTHER****GENERAL**

AREA 130 SF

**OPERATIONAL CRITERIA** Supports the decontamination of personnel, personal protective equipment and tools after incidents. Supports the cleaning of bunker gear.

SPECIALTY SPACE No

PREFERRED FLOOR



## CONSIDERATIONS

### MATERIALS

CEILINGS: GWB/ EXPOSED

WALLS: MOISTURE RESISTANCE

FLOORS: POLISHED CONCRETE

BASE: MOISTURE RESISTANCE

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

### SYSTEMS

HVAC: MULTI-STAGED HEAT AND VENTILATION

LIGHTING: LED

OTHER:

### FURNISHINGS

MANUFACTURED TURNOUT RACKS  
WITH TOP SHELF

### OTHER

CLOSE TO MAP AND DISPATCH RADIO

## GENERAL

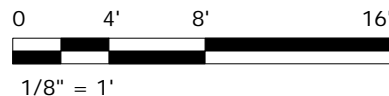
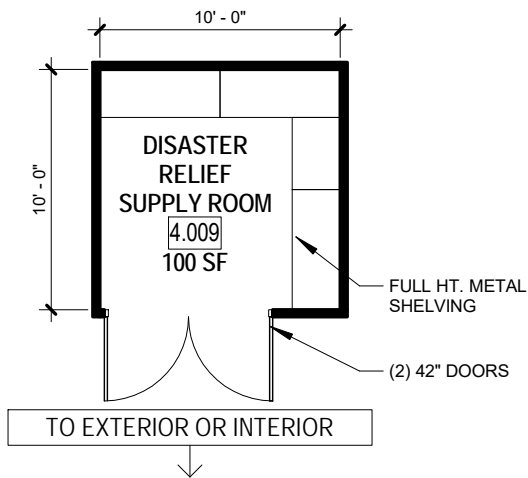
AREA 396 SF

OPERATIONAL CRITERIA Supports the storage and drying of personal bunker gear, helmets, boots, and wildland gear. Storage for (25) Volunteers racks and (10) paid.

SPECIALTY SPACE No.

PREFERRED FLOOR



**CONSIDERATIONS****MATERIALS**

CEILINGS: EXPOSED

WALLS: IMPACT RESISTANT

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS**

METAL SHELVINGS

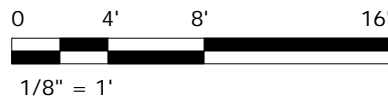
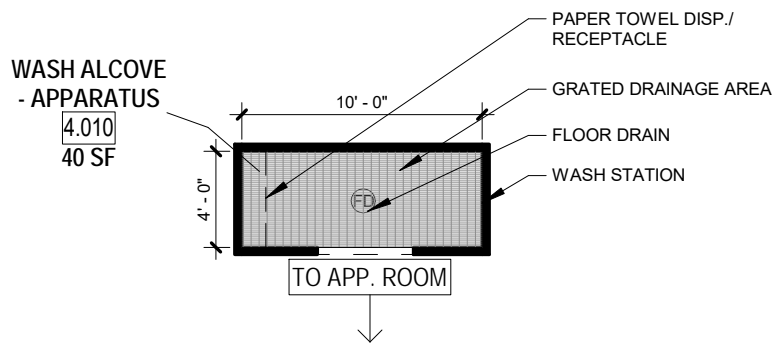
**OTHER****GENERAL**

AREA 100 SF

OPERATIONAL CRITERIA Supports storage of disaster relief supplies. Adjacent to Apparatus Room.

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: OPEN

WALLS: IMPACT RESISTANT/ WATERPROOF

FLOORS: GRATED

BASE: N/A

WINDOWS: N/A

DOORS: N/A

CASEWORK: N/A

**SYSTEMS**

HVAC: FAN

LIGHTING: LED

OTHER:

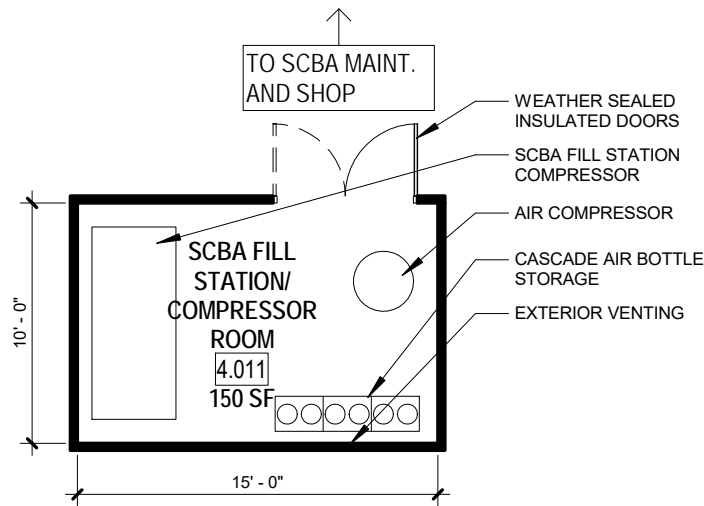
**FURNISHINGS****OTHER****GENERAL**

AREA 40 SF

OPERATIONAL CRITERIA Supports the storage of apparatus cleaning equipment including brushes and squeegees to avoid cross contamination with living area equipment. Locate adjacent to bay.

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: EXPOSED

WALLS: IMPACTED RESISTANCE

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

**SYSTEMS**

HVAC: GOOD VENTILATION

LIGHTING: LED

OTHER: SOUND ISOLATED

**FURNISHINGS****OTHER**

SCBA COMPRESSOR WITH CASCADE &amp; FILL STATION, HOUSE AIR COMPRESSOR

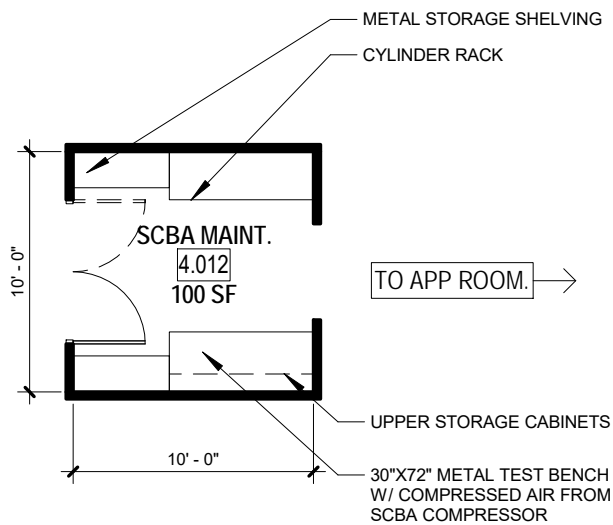
**GENERAL**

AREA 150 SF

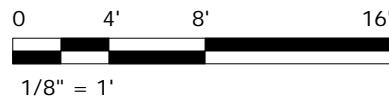
OPERATIONAL CRITERIA Supports storage and fill of self-contained breathing apparatus. Locate adjacent to bay and SCBA Maintenance and Shop.

SPECIALTY SPACE No

PREFERRED FLOOR



NOTE: CAN BE ADDED TO SHOP AREA



## CONSIDERATIONS

### MATERIALS

CEILINGS: EXPOSED

WALLS: IMPACTED RESISTANT

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

### SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

### FURNISHINGS

METAL WORKBENCH, SHELVING AND  
RACK BOTTLE STORAGE

### OTHER

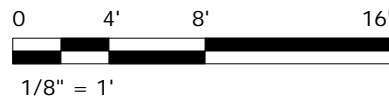
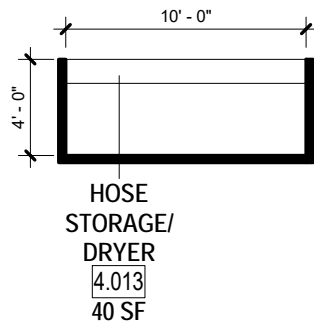
## GENERAL

AREA 100 SF

OPERATIONAL CRITERIA Supports minor maintenance and storage of self-contained breathing apparatus. Locate adjacent to bay and SCBA Fill Station.

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: EXPOSED

WALLS: IMPACTED AND WATER RESISTANT

FLOORS: POLISHED CONCRETE

BASE: WATER RESISTANT

WINDOWS: N/A

DOORS: N/A

CASEWORK: N/A

**SYSTEMS**

HVAC: N/A

LIGHTING: N/A

OTHER:

**FURNISHINGS**

(3) TIER HOSE RACK

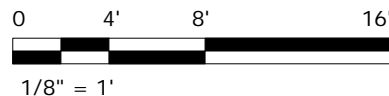
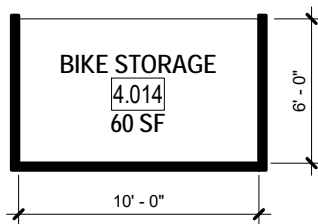
**OTHER****GENERAL**

AREA 40 SF

OPERATIONAL CRITERIA Supports hose storage. Locate adjacent to bay.

SPECIALTY SPACE No

PREFERRED FLOOR



## CONSIDERATIONS

### MATERIALS

CEILINGS: EXPOSED

WALLS: IMPACTED AND WATER RESISTANT

FLOORS: POLISHED CONCRETE

BASE: WATER RESISTANT

WINDOWS: N/A

DOORS: N/A

CASEWORK: N/A

### SYSTEMS

HVAC: N/A

LIGHTING: LED

OTHER:

## FURNISHINGS

### OTHER

BIKE HOOKS

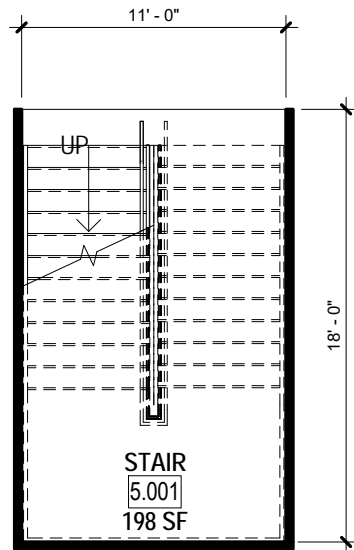
## GENERAL

AREA 60 SF

OPERATIONAL CRITERIA Sized to support facility. Supports storage of bicycles

SPECIALTY SPACE No

PREFERRED FLOOR



0 4' 8' 16'

1/8" = 1'

## CONSIDERATIONS

### MATERIALS

CEILINGS: GWB

WALLS: GWB

FLOORS: RUBBER/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: N/A

CASEWORK: N/A

### SYSTEMS

HVAC: TBD

LIGHTING: LED

OTHER:

## FURNISHINGS

## OTHER

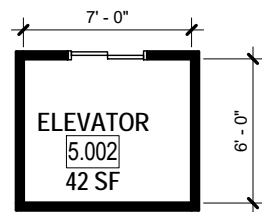
### GENERAL

AREA 198 SF

OPERATIONAL CRITERIA Supports circulation in the facility.

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: MANUFACTURER

WALLS: METAL/ LAMINATE

FLOORS: RUBBER

BASE: METAL/ LAMINATE

WINDOWS: N/A

DOORS: METAL

CASEWORK: N/A

**SYSTEMS**

HVAC:

LIGHTING: LED

OTHER:

**FURNISHINGS****OTHER****GENERAL**

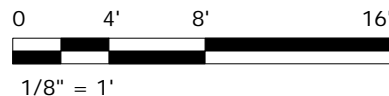
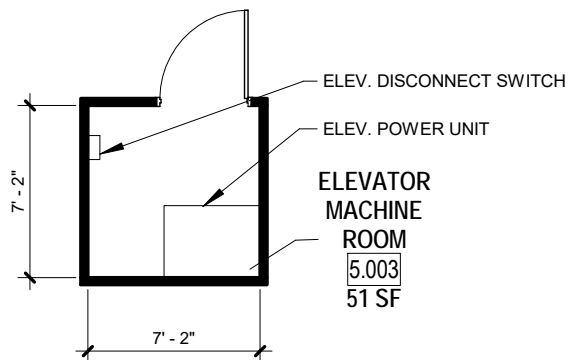
AREA 42 SF

OPERATIONAL CRITERIA Supports circulation in the facility. ADA required.

SPECIALTY SPACE No

PREFERRED FLOOR



**CONSIDERATIONS****MATERIALS**

CEILINGS: GWB

WALLS: GWB

FLOORS: RUBBER/ POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

**SYSTEMS**

HVAC: AIR CONDITIONING

LIGHTING: LED

OTHER:

**FURNISHINGS****OTHER**

ELEVATOR EQUIPMENT

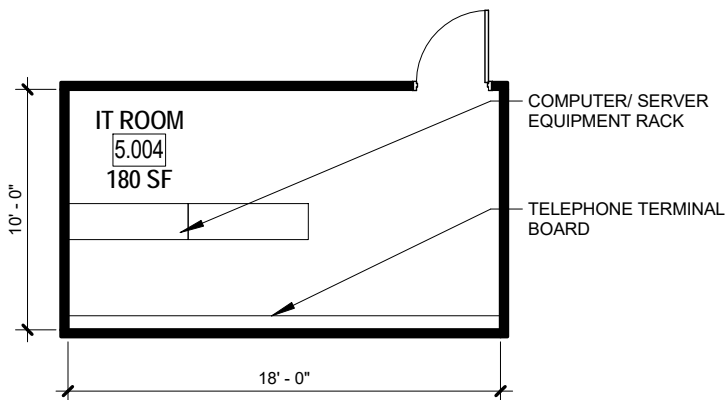
**GENERAL**

AREA 51 SF

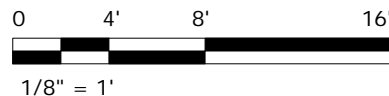
OPERATIONAL CRITERIA Supports operation of elevator.

SPECIALTY SPACE No

PREFERRED FLOOR



NOTE: IF CITY WIDE SYSTEM INCORPORATED  
ADD WORKSTATION AND ADDITIONAL SQUARE  
FOOTAGE 200SF TOTAL



## CONSIDERATIONS

### MATERIALS

CEILINGS: EXPOSED

WALLS: GWB/ FIREPROOF PLYWOOD

FLOORS: STATIC PROOF

BASE: RUBBER

WINDOWS: N/A

DOORS: SOLID CORE WOOD

CASEWORK: N/A

### SYSTEMS

HVAC: AIR CONDITIONING

LIGHTING: LED

OTHER:

### FURNISHINGS

POSSIBLE WORKSTATION

### OTHER

SERVER RACKS

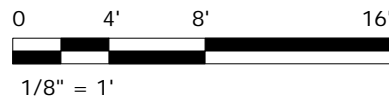
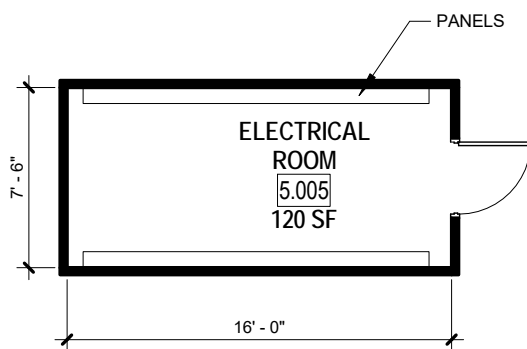
## GENERAL

AREA 120 SF

OPERATIONAL  
CRITERIA

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: EXPOSED

WALLS: GWB

FLOORS: POLISHED CONCRETE

BASE: RUBBER

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

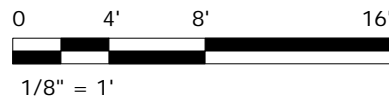
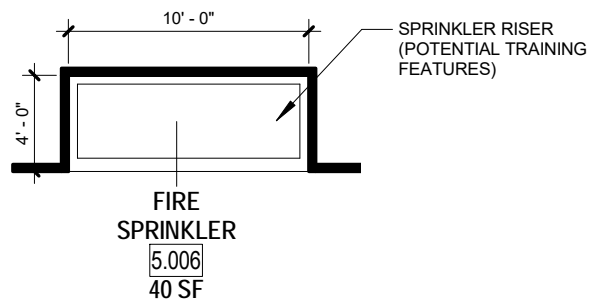
**FURNISHINGS****OTHER****GENERAL**

AREA 120 SF

OPERATIONAL CRITERIA Sized to support facility

SPECIALTY SPACE No

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: EXPOSED

WALLS: IMPACT AND WATER RESISTANT

FLOORS: POLISHED CONCRETE

BASE: WATER RESISTANT

WINDOWS: N/A

DOORS: N/A

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

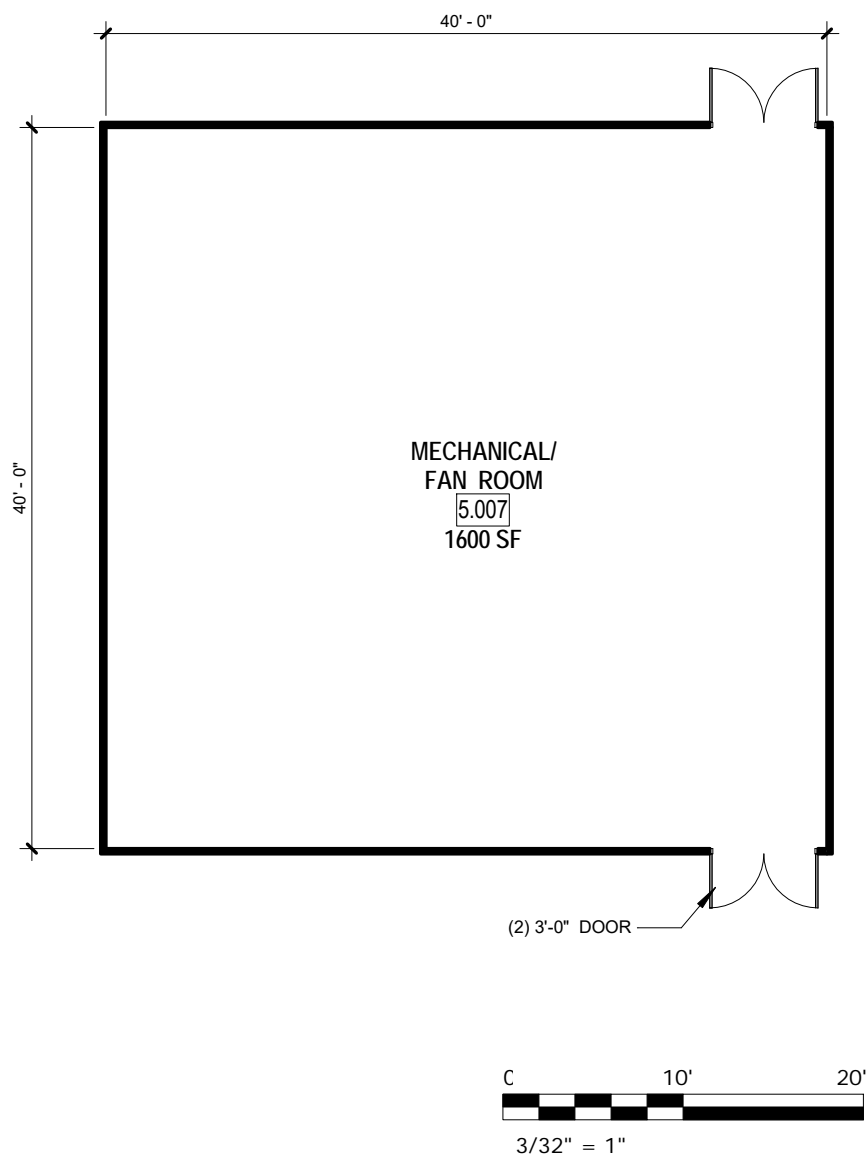
**FURNISHINGS****OTHER****GENERAL**

AREA 40 SF

OPERATIONAL CRITERIA Supports sprinkler riser assembly and suppression equipment to limit obstruction path of travel and required clearances in bay.

SPECIALTY SPACE No.

PREFERRED FLOOR

**CONSIDERATIONS****MATERIALS**

CEILINGS: EXPOSED

WALLS: IMPACT AND WATER RESISTANT

FLOORS: POLISHED CONCRETE

BASE: WATER RESISTANT

WINDOWS: N/A

DOORS: HOLLOW METAL

CASEWORK: N/A

**SYSTEMS**

HVAC: TBD

LIGHTING: LED

OTHER:

**FURNISHINGS****OTHER****GENERAL**

AREA 1600 SF

OPERATIONAL CRITERIA Sized to support facility

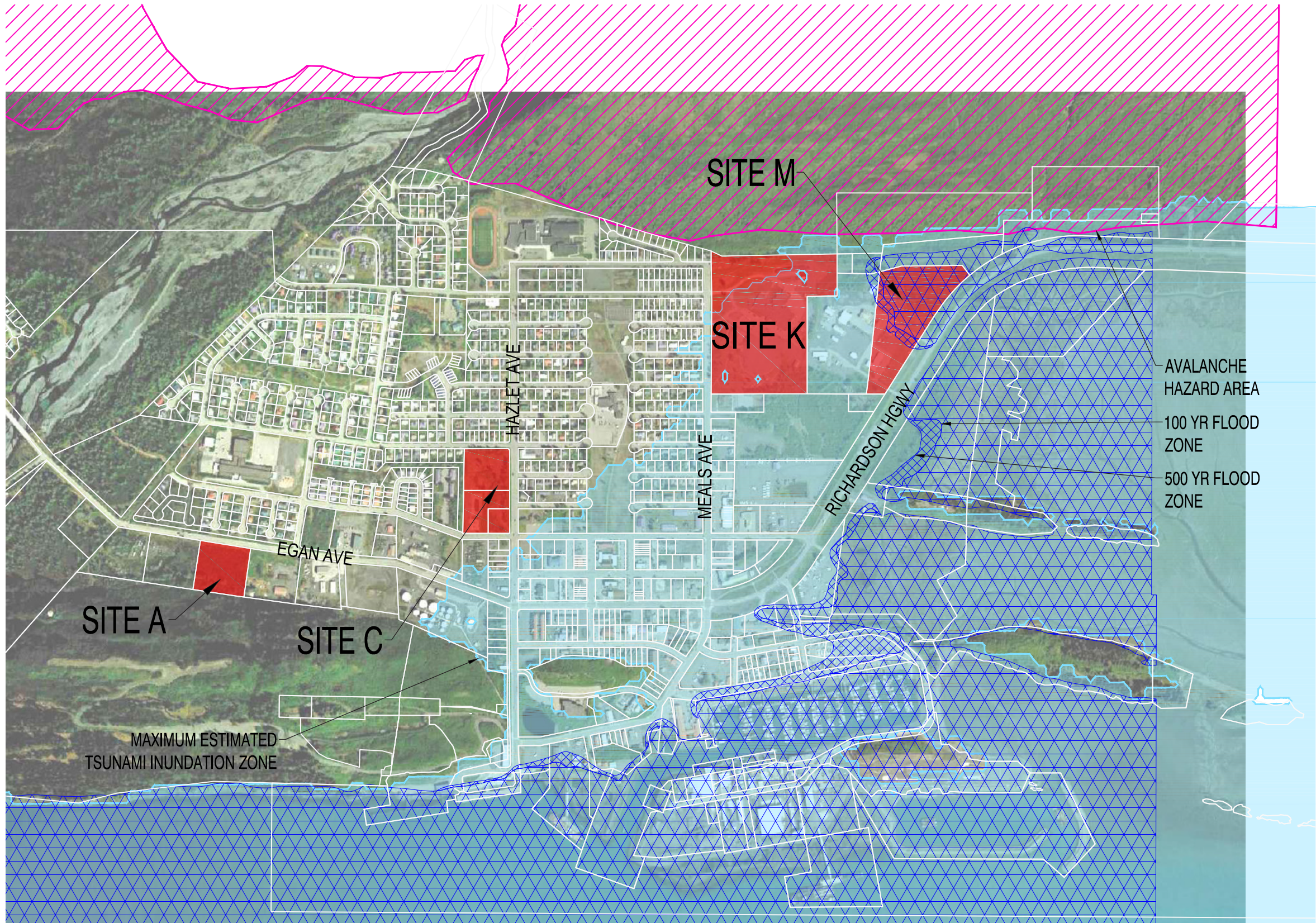
SPECIALTY SPACE No

PREFERRED FLOOR

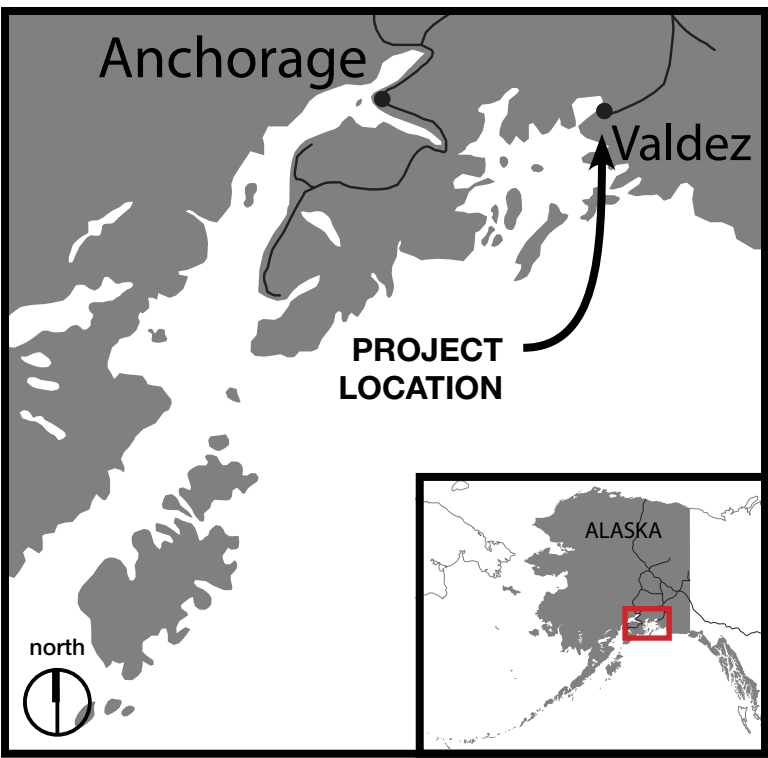
# APPENDIX B

## Valdez Fire Station Concept Site Layout



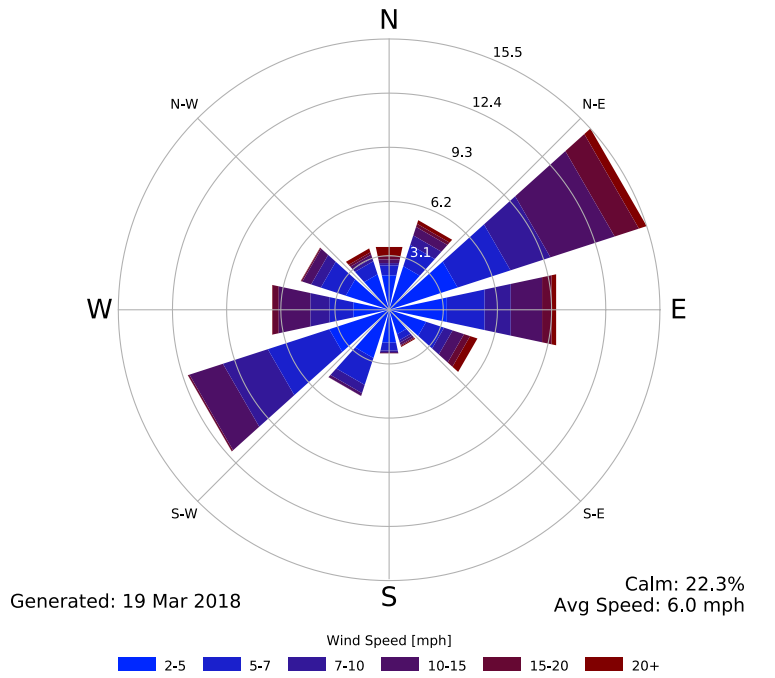


GIS data requested from Valdez GIS Manager  
 Flood data downloaded from <https://www.fema.gov/national-flood-hazard-layer-nfhl>



# Prevailing Winds

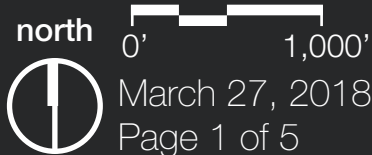
[PAVW] VALDEZ  
 Windrose Plot [All Year]  
 Period of Record: 01 Aug 1967 - 06 Mar 2007



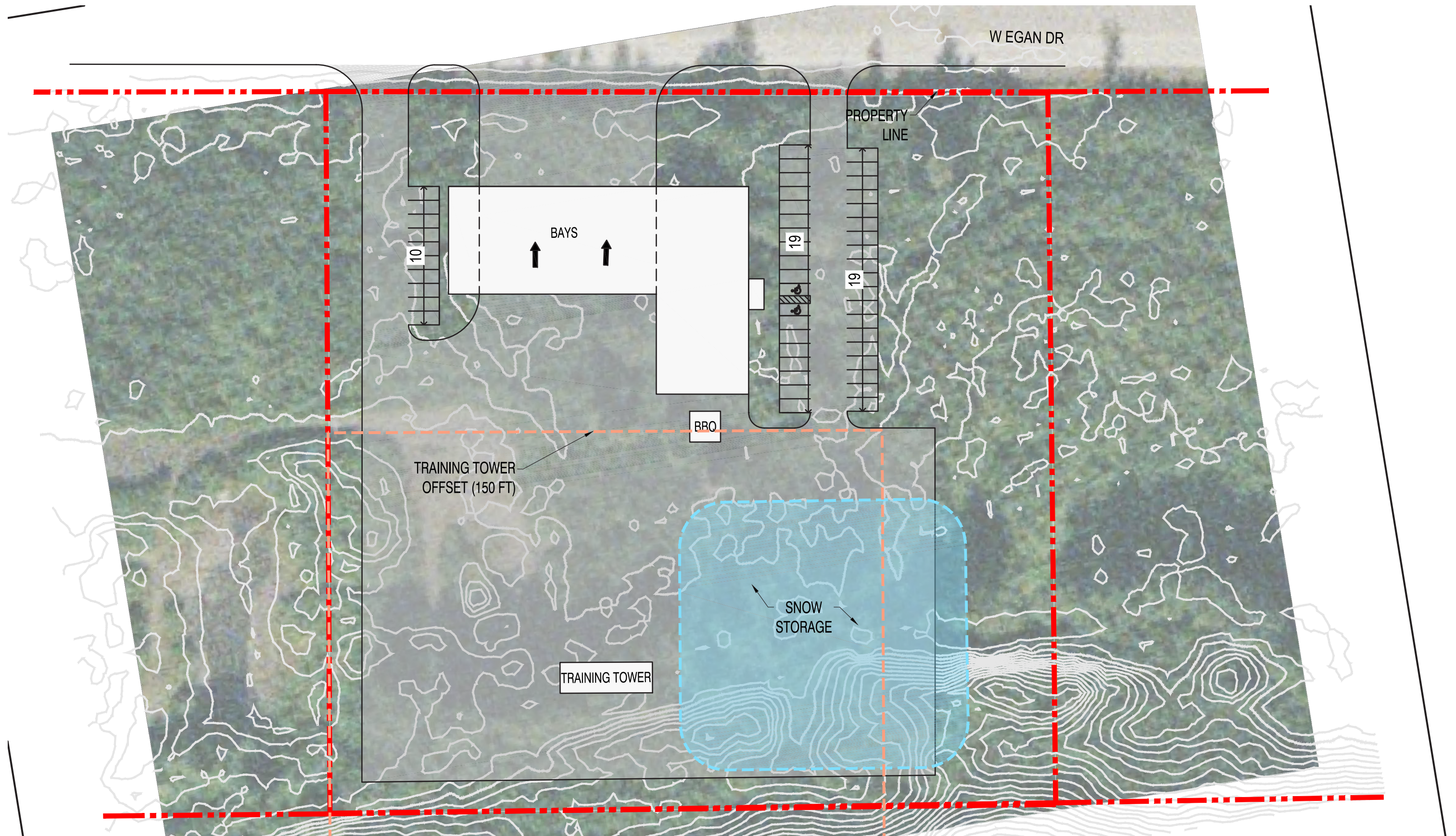
Wind data generated from: <http://mesonet.agron.iastate.edu/>

# VALDEZ FIRE STATION CONCEPT SITE LAYOUT

## Site Locations and Context



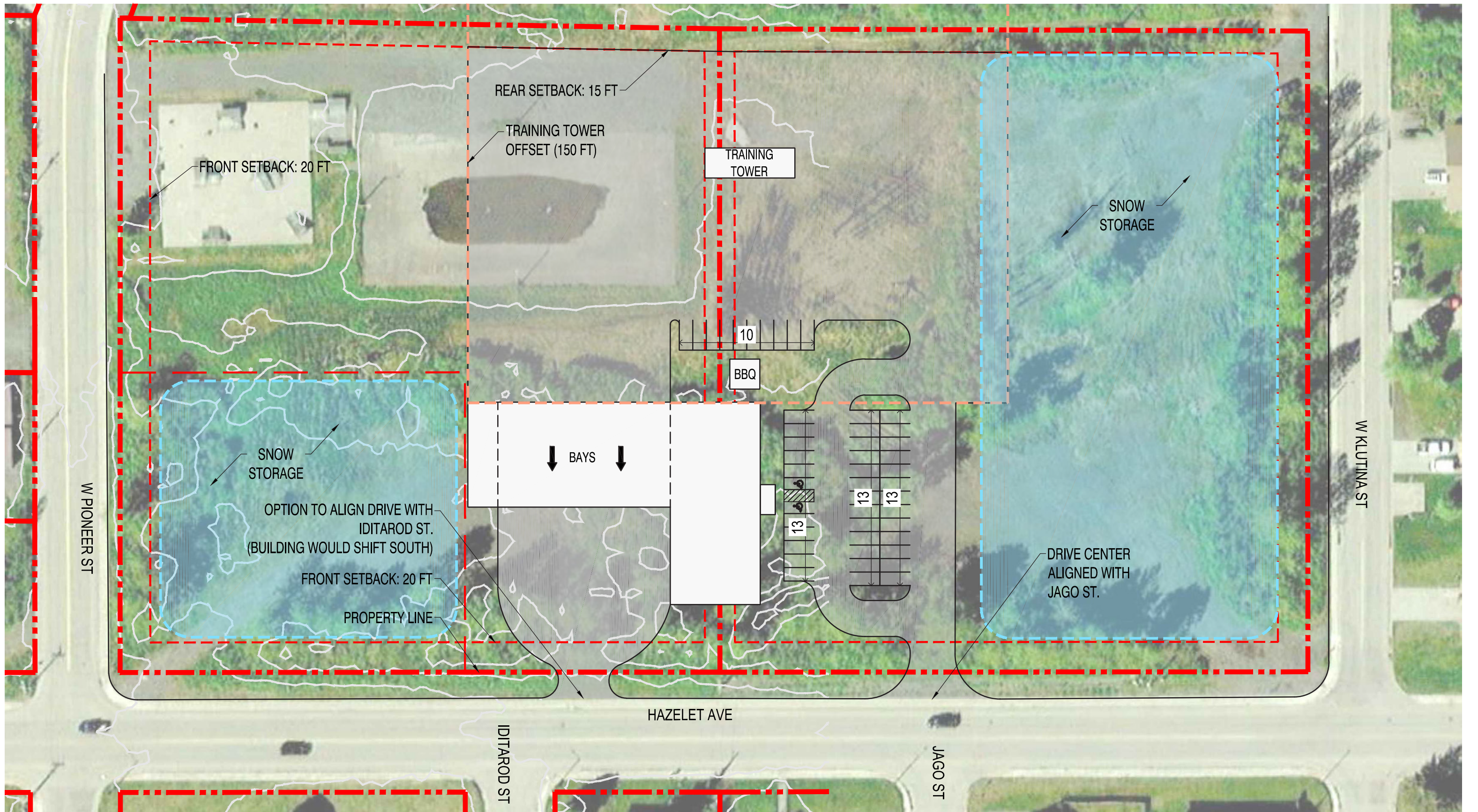




# VALDEZ FIRE STATION CONCEPT SITE LAYOUT

Site A





# VALDEZ FIRE STATION CONCEPT SITE LAYOUT

Site C

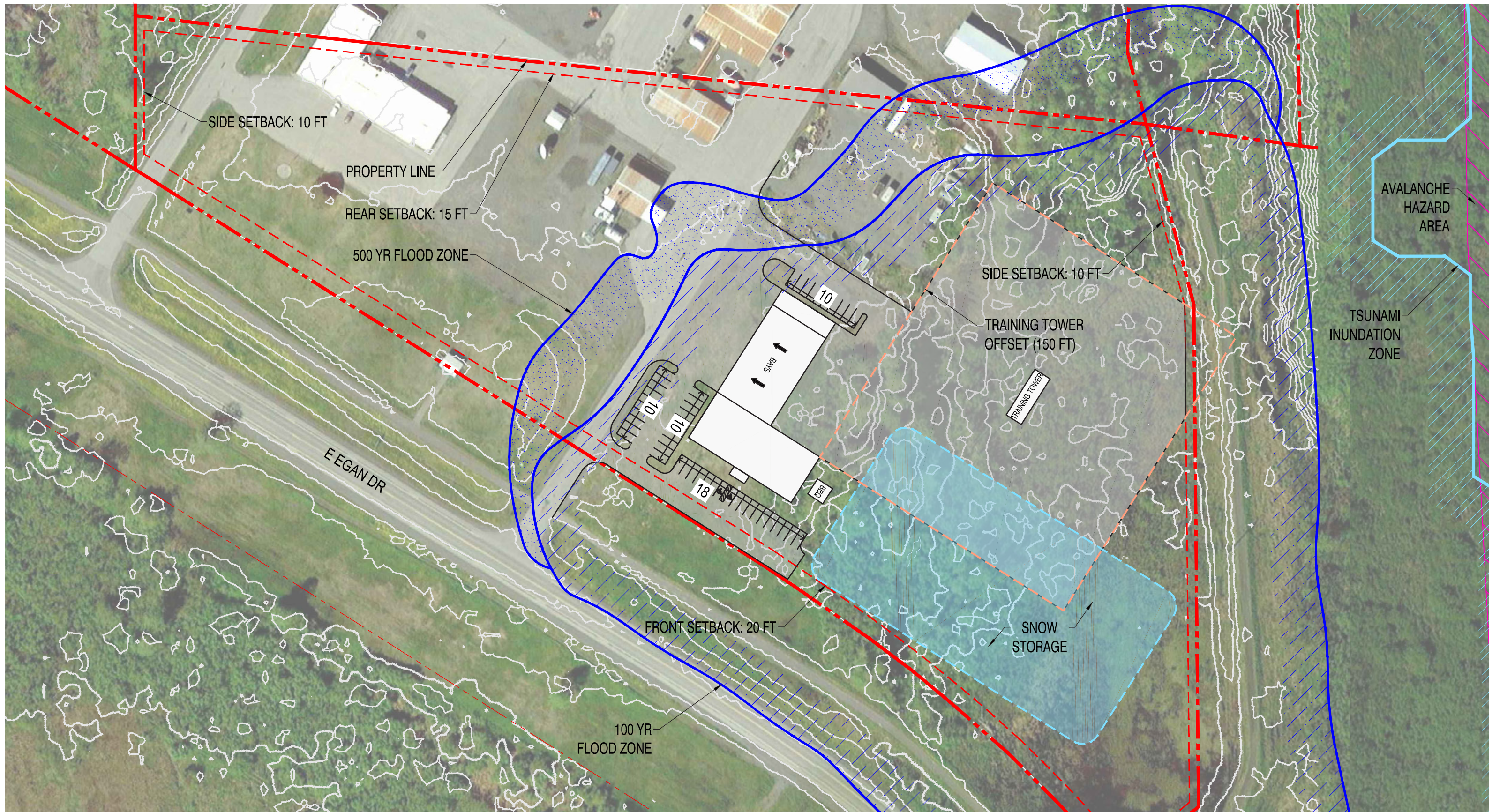




# VALDEZ FIRE STATION CONCEPT SITE LAYOUT

Site K





# VALDEZ FIRE STATION CONCEPT SITE LAYOUT

Site M



# APPENDIX C

## Preliminary Sites

City of Valdez Fire Station Site Selection Criteria Matrix

Potential Sites	Weight	Priority	A	B	C	D	E	F	G	H	I	J	K	L	N	M	O	P	Q
Common Name / Description			W Egan / Industry park	Pt. Valdez lot west of VCS Maint. Shop	Luke Horning SK8 Park	Keystone Hotel	Playground + courts	Exiting Fire Station	1/3 Park Strip at Pioneer Dr	Old Prospector site + Pipeline Club	Snow storage at Pioneer and Chenega	Old 3 Bears + No Name Pizza	Dog Park + Community Garden	Gavora parcel	New Harbor west parking area	DOT property NE USS 349	Ball Field & Snow lot	J&R Plumbing & commercial lots near tank farm	Sea Otter
Street Address (from City address map book)			802 W Egan Dr	501 Clark Ave	401 W Pioneer Street	400 Egan Dr	250 Hanagita St	220 Pioneer Dr	251 Pioneer Dr	128, 141, 142 Egan Drive	150 Pioneer Dr	137 & 121 Egan Drive	911 Meals Ave (South portion)	241 E Egan Drive	196 S Harbor Drive	351 Richardson Highway	251 Hanagita Street	201, 181, 151, 121, 101 & 91 S Hazelet Ave	226 S Harbor Drive
Parcel Number (from City Tax Roll)			70550000030	71030010000 *700 on lot map	70400200060	70400340080	No parcel #	No parcel #	70400020020	70400330070 70400330100 70400332070	70400250030 70400250040 70400250050 70400250060 70400250070	70400290010 70400290012	0082141011 (part of 26 AC)	70600050020	70300170000	3490000000	70400010010	71200080000 71200080001 71200080030 71200080040 71200080050 71200080060	70300460040
Site Features	30	1																	
Lot size and configuration (Est by Rozak)			5.04 AC rectangle	2.50 AC rectangle	Est 3.9 AC square	1.78 AC rectangle	Est 2.4 AC rectangle	Est 0.25 AC rectangle	Est 2.5 AC rectangles	1.03 AC square +rectangle	0.48 AC square	1.39 AC rectangle	Est 8.6 AC rectangle	Est 14 AC rectangular	Est 1.7 AC rectangle	Est 9.8 AC Rectangular	Est 2.6 AC rectangle	2.67 AC rectangle	Est 7 AC irregular
Topography / slope			Uniform, flat	Uniform, flat	Uniform / south	Uniform, flat / south	Uniform, flat / south	Improved, flat,	Uniform / south	Uniform, flat	Uniform, flat	Uniform, flat	Mounds / south	Moderate slope south	Uniform, flat / south	Need City input	Uniform, flat	Uniform / south	Uniform, slope NW & south
Main Road access/ drive through			north	south & west	south & east	north, west & south	north, SE & SW	north & west	south, NE & NW	north & south	north & west	north & south	west	east	west & east	south & east	north & south	north & east	north
Utilities available (City must verify)			Yes	Yes	Yes	Yes	(probable, must confirm)	Yes	Yes	Yes	Yes	Yes	(probable, must confirm)	(uncertain)	(Need City input)	(uncertain)	Yes	Yes	Need City input
Snow storage			Yes	No	Yes	No	No	at Park Strip	No	No	No	No	Yes	Yes	No, maybe on adjacent land	Yes	No	Yes	Yes
Room for future expansion			Yes	No	No	No	Maybe, to south	No	Maybe, to north	Maybe, on private lot	No	No	Yes	Yss	Not practical, need City input	Yes	No	No	Yes
Site Compatibility	25	2																	
Compatible with Fire Dept. (City to confirm)			Yes, except shaded by hill	Minimum size, shaded by hill	Yes	Undersize	Mimimum size	Undersize	Minimum size	Undersize	Undersize	Undersize	Yes	Yes	Undersize	Yes	Minimum size	Need FD input	Need FD input
Compatible with adjacent uses				Yes	Yes	Yes	Yes	Yea	Yes	Yes	Yes	Yes	Hospital nearby Need City Input	Yes	Need City input	Yes	Yes	No	Need City input
Conformance with COV zoning			LI, sub V	RC, sub X	RA, sub V	C, sub C	Need City input	CBD, sub X	P, sub X	C, sub C	CBD, sub V	CBD, sub C	P	C, sub V	LI, sub X	C, sub V	P, sub NA	C, sub C/R	LI, sub P
Natural/ Physical Environmental	20	3																	
Tsunami/ Avalanche			No	No	No	No	No	No	No	No	No	No	No	No	No	No / Unknown	No	No	No
Surface water			No	No	No	No	No	No	No	No	No	No	No	No	No	Creek at north ?	No	No	No
Subsurface investigation (info / reports available)			?	?	?	?	?	Assume Yes	?	?	?	?	?	maybe partial	Yes, bedrock	?	?	?	maybe, RV park demolition
Archeological/ historical site			No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Threatened/ endangered species			Unknown	No	No	No	No	No	No	No	No	No	No	Unknown	No	Unknown	No	No	No
Purchase Cost/Terms	15	4																	
(Cost = 2017 City Tax Role Gross Market Value)			\$ 108,900	\$ 161,200	\$ 343,000	\$ 997,100	Need City input	Need City input	\$ 783,700	\$ 734,100	\$ 59,400	\$ 358,000	\$ 418,258	\$ 200,900	\$ 108,877	\$ 92,209	\$ 182,600	\$ 476,800	\$ 809,000
Approximate Purchase Cost Category			Low	Low	Med	High-Very High	Need City input	Need City input	High	High	Low	Med	Med	Low-Med	Low	Low	Low	Med	High
City-owned				X	X		X	X	X		X		X		X		X		X
State of Alaska																X			
Private/ Commercial			The Port Valdez Co, INC.			Valdez Properties Inc.				Valdez Motel Corp and Valdez Prospector Outfitters Inc.		Reynolds, Janice and Valdez Center Company		Suzanne Waugaman & Linda Colledge				Kelsey, John and Jenette; Kelsey Trust-Thomas Duncan; Valdez Dock Company	
Site Development Costs	10	5																	
Access costs			Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Med	Low	Low-Med	Low	Low	Low
Utility costs			Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Med	Med, bedrock	Low-Med	Low	Low	Low-Med
Preparation costs			Low	Low	Low-Med	Med	Low-Med	Med, remodel	Must evaluate	Must evaluate	Low	Low	Low-Med	Med ?	Low	Med	Low-Med	Low-Med	Low-Med
Mitigation costs			Low	Low	Relocate rink	Demo. Bldgs.	Replace court & playground	Remodel issues	Must evaluate	Demo. Bldgs	Low	Demo. Bldg	Replace Dog Park	Low-Med	Low	Med-unknown	Replace ball field & snow storage	Relocate structures	Relocate rock & crushed material
TOTAL SCORE	100		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Purchase Cost Category:

- Low: <\$250,000
- Med: \$250,000-\$500,000
- High: \$500,000-\$1,000,000
- Very High: >\$1,000,000

Site Preparation Cost Category:

- Low: Minimal clearing, unsuitable material or fill
- Med: Partial clearing, some unsuitable material and fill, no bedrock removal
- High: All clearing, extensive unsuitable material and fill, bedrock blasting/ripping and removal

# City of Valdez Fire Station Site Selection Criteria Matrix

Updated 1/11/18

Potential Sites	Weight	Priority	Row Average	A	B	C	K	L
Common Name / Description				W Egan / Industry park	Pt. Valdez lot west of VCS Maint. Shop	Luke Horning SK8 Park	Dog Park + Community Garden	Gavora parcel
Street Address (from City address map book)				802 W Egan Dr	501 Clark Ave	401 W Pioneer Street	911 Meals Ave (South portion)	241 E Egan Drive
Parcel Number (from City Tax Roll)				70550000030	71030010000 *700 on lot map	70400200060	0082141011 (part of 26 AC)	70600050020
Site Features	30	1	19	26	25	24	21	25
Site Compatibility	25	2	14	17	14	16	14	20
Natural/ Physical Environmental	20	3	14	17	16	16	17	12
Purchase Cost/Terms	15	4	10	11	11	12	13	8
Site Development Costs	10	5	6	8	9	6	8	6
<b>TOTAL SCORE</b>	<b>100</b>		<b>64</b>	<b>80</b>	<b>75</b>	<b>73</b>	<b>73</b>	<b>72</b>

RANKING BY SCORE

1

2

3

3

4





#### CITY OWNED PROPERTY

**Site C**  
Luke Horning SK8 park

**Site K**  
Dog Park + Community Garden

#### PRIVATELY OWNED PROPERTY

**Site A**  
802 W Egan/Industrial Park

**Site B**  
Pt Valdez Lot west of VCS Maint. shop

**Site L**  
Gavora Property





## CITY OWNED PROPERTY

- Site C**  
Luke Horning SK8 park
- Site E**  
Playground + Courts
- Site F**  
Existing Fire Station
- Site G**  
1/3 Parkstrip at Pioneer Dr.
- Site I**  
Snow storage at Pioneer and Chenega
- Site K**  
Dog Park + Community Garden
- Site N**  
New harbor parking area
- Site O**  
Ball Field and Snow Lot
- Site Q**  
Sea Otter

## STATE OWNED PROPERTY

- Site M**  
DOT property

## PRIVATELY OWNED PROPERTY

- Site A**  
802 W Egan/Industrial Park
- Site B**  
Pt Valdez Lot west of VCS Maint. shop
- Site D**  
Keystone Hotel
- Site J**  
Old 3 Bears + No Name Pizza
- Site H**  
Old Prospector Site + Pipeline Club
- Site L**  
Gavora Property
- Site P**  
J&R Bldg/Comm Lots near Tank Farm